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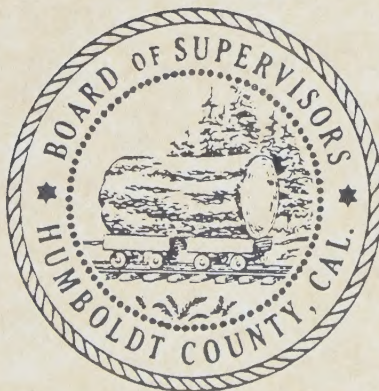
Humboldt County GENERAL PLAN

Volume I Framework Plan

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December 10, 1984

List of Amendments

- * As Amended by Resolution 88-116; Adopted September, 1988 (Text Change)
- * As Amended by Resolution 89-106; Adopted June 27, 1989 (Map/Text Change)

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RESOLUTION 84-115

RESOLUTION ADOPTING THE
GENERAL PLAN VOLUME I

WHEREAS, the Government Code requires all counties to have a General Plan; and

WHEREAS, the Humboldt County Planning Department prepared a Hearing Draft Framework Plan as Volume I of the Humboldt County General Plan; and

WHEREAS, the Framework Plan, a revision to the existing Humboldt County General Plan, meets all of the requirements specified in the Government Code; and

WHEREAS, in accordance with the provisions of law, the Planning Commission did conduct a public hearing over 28 meetings between November 4, 1982 and August 25, 1983 with notice having been given in the time and manner specified by law in which all interested persons were afforded opportunity to be heard thereon; and

WHEREAS, the Commission duly considered all written comments and all testimony received at the aforesaid hearings; and

WHEREAS, the Commission reviewed and considered the Environmental Impact Report; and

WHEREAS, the Commission recommended the adoption of the Environmental Impact Report and the Commission Draft General Plan Volume I - Framework; and

WHEREAS, the Board of Supervisors held two public hearings between January 18, 1984 and March 26, 1984 and on May 21, 1984 with notice having been given in the time and manner specified by law in which all interested persons were afforded opportunity to be heard thereon; and

WHEREAS, the Board of Supervisors duly considered all written comments and all testimony received at the aforesaid hearings; and

WHEREAS, this Board, based on testimony received, revised policy language to reduce overall densities in remote rural resource production land use designations and made other changes and

WHEREAS, the tentatively approved General Plan Volume I - Framework was referred to the Planning Commission on October 23, 1984 for a report on changes made which were not previously considered by the Commission; and

WHEREAS, the Planning Commission received the materials on October 25, 1984 and met to review the changes on November 8 and 15, 1984; and

WHEREAS, the Commission reported to the Board on November 15, 1984 recommending the adoption of the General Plan Volume I - Framework with additional amendments; and

WHEREAS, the Board considered the Commission's report in the Board's final deliberations on the General Plan Volume I - Framework (hereinafter referred to as the General Plan);

NOW THEREFORE BE IT RESOLVED by the Humboldt County Board of Supervisors that the following findings be and are hereby made:

1. The Environmental Impact Report which has been prepared regarding the General Plan has been duly considered by this Board and is hereby found to have been prepared pursuant to the requirements of the California Environmental Quality Act.

2. Measures have been incorporated into the General Plan which mitigate or avoid, to the maximum extent feasible, the significant environmental effects thereof as identified in the General Plan.

3. There are areas of potentially significant environmental effect which have not been fully mitigated, including flood and geologic hazards, sedimentation, water diversions, and destruction or degradation of cultural resources. In considering these environmental impacts, this Board finds that there are overriding social and economic considerations including requirements to provide sufficient opportunities for economic development, adequate housing, more intensive resource management and production, and expanded recreational uses which justify adoption of the General Plan despite these impacts.

A. Flood hazards in the County cannot be mitigated to insignificant levels because many of the County's existing population areas are already located in areas subject to flooding. To protect natural resources and maximize the use of existing service facilities, General Plan policies call for infill development in

existing communities. General Plan policies mitigate flood impacts by continuing County participation in the Federal Flood Insurance Program and retaining agricultural lands in flood plain areas for agricultural use;

Social and economic impacts on existing communities would be unacceptable if more effective flood hazard reduction techniques, such as community relocation or building moratoriums, were imposed. Environmental impacts from relocating development could offset and exceed benefits derived from implementing such alternative flood hazard reduction methods.

B. Geologic hazards will continue to expose a significant number of persons to the geologic risks which exist throughout the County. Large areas of Humboldt County are subject to multiple geologic hazards. However, the General Plan reduces this exposure by concentrating additional growth on more stable alluvial deposits reducing planned densities in more unstable formations. The General Plan includes a number of standards and implementation measures listed in Sections 3292 and 5-3000 of the General Plan, which will further limit exposure to geologic hazards by increasing their identification and utilizing this information in the development review process.

General Plan impacts on agricultural land and timberlands would be increased if future population growth was limited exclusively to areas with low geologic hazards.

C. Water quality impacts associated with sedimentation and increased water diversions are expected to be significant General Plan impacts. General Plan policies will reduce sedimentation impacts associated with new development activities. General Plan policies will concentrate future rural growth, thus limiting the number of streams subject to surface water diversion and the habitat impacts this will cause. Mitigation measures contained in Section 5306 (B) of the Geeral Plan Final Environmental Impact Report additionally limit impacts to the maximum extent possible while providing for the achievement of project objectives. These objectives are to implement General Plan proposals to concentrate additional development in existing developed areas and to provide land necessary to satisfy economic development and to meet housing demands.

D. Destruction or degradation of cultural resources (in particular historical, archaeological, or paleontological resources) may occur as an impact of the General Plan. While General Plan policies and standards mitigate most potential impacts, in some limited number of instances it may not be economically or physically feasible to redesign or alter projects to avoid impacts to cultural resources. In other instances, cultural resources may be inadvertently or unintentionally affected because of limited knowledge about these resources. In some circumstances, it may be necessary to affect cultural resources in order to reduce other environmental impacts.

4. Neither the plan nor any element thereof operates to limit the number of housing units which may be constructed on an annual basis.

5. The adoption of this General Plan is in the public interest and consistent with State Law.

BE IT FURTHER RESOLVED by the Humboldt County Board of Supervisors that the document entitled Humboldt County General Plan Volume I - Framework is hereby adopted and will become effective on January 2, 1985.

BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT
Upon motion of Supervisor Walsh
seconded by Supervisor Renner
and unanimously carried by those members
present, the Board hereby approves the
recommended action contained in this Board
Report. Dec. 10, 1984
DATED: _____ ROBERT E. HANLEY
Clerk of the Board
By Robert E. Hanley
BOARD ORDER NO. (2)

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CHAPTER 1

INTRODUCTION

1100 OVERVIEW

This chapter provides a background discussion of the Humboldt County General Plan. This includes the form and content, the local and legislative guidelines for formulation and how to use the plan. Also included in this chapter are the policies for public participation and coordination with other jurisdictions and agencies.

1200 THE PLAN

The general plan is a long range statement of public policy for the use of public and private lands within the unincorporated areas of Humboldt County. These public policies establish a generalized pattern of land use for a twenty year period which is the foundation of more detailed implementation.

The pattern of land use as represented in this general plan attempts to balance economic and social needs of the public with inherent characteristics of the land, plant and animal life, and air and water conditions. This unique balance is best described by the land use ethic adopted by the Humboldt County Board of Supervisors:

"We the people of Humboldt County recognize and acknowledge our total dependence upon the land and accept our obligation to use the land in a manner which will sustain and benefit man and all other living things." (Humboldt County Board of Supervisors, August 27, 1972.)

1210 DEFINITION

The plan is a guide for:

1. Public and private investment, consisting of diagrams and text that identify where various types of development should occur;
2. Developing standards to regulate the County's physical development;
3. The Board of Supervisors, County agencies, commissions and committees for interpreting policy decisions and evaluating specific development proposals;
4. Coordinating the activities of County agencies, special districts, and local cities, and;
5. Formulating specific development codes, ordinances and implementing techniques.

1220 ORGANIZATION

The Humboldt County General Plan is organized into two volumes. These volumes are the planning documents containing the text, diagrams and maps for two general geographic areas.

Volume I - This Volume establishes goals, policies and standards for countywide issues, development of the rural areas of the County, and establishes the boundaries of the Community Planning Areas.

Volume II - The Area Plans Volume contains a number of individual plans for specific geographic areas as identified in Volume I. These include the Local Coastal Plans (LCP's) for the Coastal Zone, and the Community Plans for the non-coastal areas of the County. Besides identifying the boundaries between urban and rural development, and specifying and designating urban land uses, specific policies are included that address the special needs of the Coastal Act and each community.

Volume I and the Community Plans in Volume II are organized into the following chapters:

Chapter 1	Introduction
Chapter 2	Land Use and Development
Chapter 3	Hazards and Resources
Chapter 4	Public Facilities
Chapter 5	Implementation Programs

1230 SUMMARY OF THE MAJOR PLAN POLICIES**1231**

The major policies included in Volume I provide for:

1. The protection and conservation of resource production lands and incentives to enhance their productivity.
2. Measures which allow an increase of rural residential densities within or adjacent to existing communities.
3. Commitment of priority for local government to provide services in existing and developing communities.
4. Broadened public participation at all levels of the decision making process; including study, workshops, hearings, and plan revisions.
5. Designation of a boundary between urban and rural areas of development.

6. Establishment of relationships between availability of services (sewer and/or water) and the conversion of rural lands to urban development.
7. Provision for adequate housing.
8. Provision for economic development.
9. Identification of areas of special consideration (i.e., sensitive habitats, cultural resources, landslide, flood, etc.).

1232

The Community Plans, to be included in Volume II with the Local Coastal Plans, will be revisions of the presently existing plans. Major areas of consideration include:

1. Coordination with and use of Community Advisory Committees for community plans.
2. More detailed mapping and land use data on community specific needs.
3. Findings and policies developed to locally implement Volume I plan policies, where necessary.

1300 FORMULATION OF THE PLAN

1310 FINDINGS

The general plan is a statement of local public policy on the uses of the land area within the County for a twenty-year period. In adopting this plan, the Board of Supervisors makes the following findings:

1. There is a fixed amount of land area within Humboldt County.
2. There are competing uses for this land.
 - A. The competitive uses may or may not be compatible, and compatible uses are defined in State statute and County Code.
 - B. Approximately 79% of the County lands are under incentive zoning or are held by public entities.
3. These uses have different relative economic, social and aesthetic values to the community.
4. Any conflicts in values are generally civil in nature and should be reconciled to the short and long term benefit of the County through a statement of public policy.
5. This general plan constitutes the public policy for both short and long-term uses of land in Humboldt County.

1320 LEGISLATIVE REQUIREMENTS

In addition to County concerns to provide direction for new development, the State of California has a long history of legislative requirements for planning and regulation of development consistent with those plans.

Article 5 of the California Government Code defines the statutory authority and the mandatory scope of the General Plan. It requires a plan that is internally consistent be adopted by the legislative body (the Board of Supervisors). The Government Code also requires that the plan consist of "a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals."

Also required, to the extent that they are applicable within the County, are the following nine elements:

Land Use	Conservation	Noise
Circulation	Open Space	Scenic Highways
Housing	Seismic Safety	Safety

The relationship between the chapters and sections of this plan and these required elements is shown in Figure 1-1.

1330 CONSISTENCY

In 1975, the Legislature added Government Code Section 65300.5 to State Planning Law. This section, called the Internal Consistency Requirement, states:

In construing this article, the Legislature intends that the General Plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.

This requirement implies that:

First, all the elements of the General Plan must be consistent, if the Public Safety Element identifies hazardous areas, then the Land Use Element should designate land use activities and density that take the hazard into consideration.

Second, all the goals, policies and standards must be consistent, and the implementation program must support the goals and policies.

Third, the General Plan text and diagrams must support each other and show the same conclusions.

Fourth, the data base must be consistent for all the elements.

And finally, when a portion of the plan is amended, then the rest of the plan and its implementing programs must be brought into conformity.

FIGURE 1-1

RELATION OF GENERAL PLAN ORGANIZATION
TO STATE-MANDATED GENERAL PLAN ELEMENTS

The following matrix indicates the relation between the sections of the County's General Plan and the State-mandated general plan elements. The dots in the matrix indicate the sections of the General Plan where primary or secondary treatment is given to each of the State-mandated general plan elements. In some instances, individual policies relating to each of the mandated elements may also be found in other sections of the Plan.

Relation of General Plan Organization to State-Mandated General Plan Elements		State-Mandated General Plan Elements	Land Use	Circulation	Housing	Conservation	Open Space	Seismic Safety	Noise	Scenic Highways	Safety	Timber
Sections of the General Plan:												
VOLUME I												
Chapter 2												
Population	2200		●		●							
Economics	2300		●		●							
Housing	2400		●		●							
Rural Land Use	2500		●	●	●	●	●	●			●	●
Urban Land Use	2600		●	●	●	●	●	●	●		●	●
Chapter 3												
Hazards	3200					●	●	●	●		●	
Water Resources	3300					●	●	●				
Biological Resources	3400					●	●	●				
Cultural Resources	3500		●				●			●		
Chapter 4												
Circulation	4200		●	●					●	●	●	
Trails	4300			●			●					
Parks and Recreation	4400		●	●			●					
Public Water Facilities	4500			●							●	
Wastewater Facilities	4520		●	●							●	
Solid Waste Management	4600		●	●							●	
Fire Protection	4700			●							●	
Education	4800		●	●				●			●	
County Government Facilities	4900		●	●								
VOLUME II - Area Plans												
Community Plans			●	●	●	●	●	●	●	●	●	●
Local Coastal Plans			●	●	●	●	●	●		●	●	●
Background materials prepared for General Plan Revision Program			●	●	●	●	●	●	●	●	●	●

● = primary treatment

◐ = secondary treatment

1331 Local Actions

In addition to consistency within the General Plan itself, the State has also enacted a number of statutes in the Government Code requiring certain local actions to be consistent with the General Plan. Zoning or the implementation of the plan is required to be consistent with the plan. The Planning Commission is required to include a report on the relationship to the general plan of any proposed ordinance or amendment in the Commission's recommendation to the Board of Supervisors.

All projects subject to the provisions of the California Environmental Quality Act (CEQA) are required to provide an examination of consistency with the General Plan. The County Code also requires that the approval of a conditional use permit be found consistent and the State requires that all divisions of land be found consistent with the General Plan.

The State has enabled the County to require as a condition of approval of a subdivision the dedication of land or payment of fees for park and recreation purposes. However, such requirements must be consistent with an adopted parks and recreation element and any reservation of land must be consistent with the balance of the General Plan.

In addition to the requirement that all city, county and special district capital projects, including acquisition and disposal, be found consistent, the Commission is required to report to the Board of Supervisors on an annual basis on all capital projects within its jurisdiction. The code sections for the Open Space Element not only reinforce the requirements on the capital projects but also prohibit the granting of building permits, subdivision approvals and zoning that are inconsistent with the General Plan.

Besides the Government Code requirements, the Health and Safety Code requires that redevelopment projects conform to the General Plan. Also required is that operating on-site wastewater disposal zones do not result in land uses inconsistent with the General Plan.

1332 Consistency Between Framework Plan and Community Plans

The policies contained in Volume I are for countywide application. They are also to be utilized in formulating the Community Plans. It is expected, however, that where more detailed information is developed in the Community Planning Areas, it is possible, that with specific findings, there may be some variation in policy necessary to locally implement the Framework policies.

Until the Community Planning phase of the General Plan is completed, the previously adopted community plans and land use designations remain in effect. For those areas within the Community Planning Area (CPA) boundaries which are not covered by the adopted community land use plans, all of the Framework policies shall be applicable.

For those areas within the boundary of the present community land use plan, the existing land use designation shall apply consistent with the other Framework policies in Volume I of this plan. See Section 2600.

1333 Relationship of the Certified Land Use Plans of the Local Coastal Program to the General Plan

The California Coastal Act of 1976 requires that each coastal jurisdiction prepare a Local Coastal Program (LCP), including a coastal land use plan. The LCP also includes zoning ordinances and zoning district maps, and, where required by the coastal land use plan, other applicable implementation measures. (Coastal access plans are a good example of programs which are not exclusively implemented by means of the zoning ordinance.)

Once the LCP is reviewed and certified by the local government and the California Coastal Commission as consistent with the Coastal Act's policies, the LCP becomes the guiding and regulatory document for development and resource conservation in the coastal zone.

In Humboldt County, the coastal zone has been segmented into six distinct planning areas. A coastal land use plan has been developed for each area and includes:

- the Northcoast Area Plan;
- the Trinidad Area Plan;
- the McKinleyville Area Plan;
- the Humboldt Bay Area Plan;
- the Eel River Area Plan; and
- the Southcoast Area Plan.

Although the coastal land use plan is a requirement of the Coastal Act, lands located within the coastal zone are also subject to the Government Code which requires a general plan. While these two requirements overlap, they also complement each other.

The coastal land use plans, in response to Coastal Act requirements, tend to be much more detailed or specific than this general plan. The policies of the coastal plans address development and resource protection issues typically not included in a general plan (diking, filling, shoreline structures, etc.). At the same time, the coastal land use plans do specify the types, intensities, and densities of land use in the coastal zone. Figure 1-1 generally indicates those elements specifically incorporated within the certified coastal land use plan and those general plan elements which are applicable in the County's coastal zone but are not requirements of the Coastal Act and are therefore not part of the certified LCP.

1334 The Cities' Plans

The general plan covers all areas of the County, although the regulatory powers of the County are limited to the unincorporated areas which are not in State or Federal ownership. Development and regulation of the cities

are controlled by their adopted General Plans. Unincorporated areas adjacent to cities are, in most cases, controlled by City Plans which have been adopted by the County.

"Spheres of Influence" are unincorporated areas which will ultimately be annexed and served by the cities. Designations of spheres of influence must be approved by the Local Agency Formation Commission (LAFCo). Land use within the spheres is controlled by the County (until annexation) by a plan prepared in formal joint consultation with the city. The city's planning area may extend beyond the sphere of influence, although the land use is still controlled by this plan in consultation with the city. See Figure 2-5 in Section 2600 for a graphic description of these areas.

1340 THE PARTICIPANTS

1341 Board of Supervisors

The Humboldt County Board of Supervisors, as the elected legislative body, is the chief policy making body for the County. The Board has sole responsibility and authority to adopt the General Plan as the County's statement of public policy on land use. The Board is required by law to hold at least one public hearing to receive public testimony and to review the report and recommendations of its advisory agency, the Planning Commission. The Board, through the establishment of the Planning Commission, the provision of funding for the work on this plan and the adoption of policies to maximize the public participation has provided the greatest opportunities for public awareness and understanding of the plan.

1342 Planning Commission

The Planning Commission consists of seven people who are appointed by the Board of Supervisors as the advisory agency on all planning matters. One Commissioner comes from each supervisorial district and two are appointed at-large. The Commission must report to the Board and provide recommendations on the adoption and revision of the General Plan. The Commission is required by law to hold at least one public hearing to take testimony on plan proposals. In order to provide for maximum public input, the Commission has the ability to recommend to the Board the formation of advisory committees (see Section 1550). The Commission held over thirty public workshops on plan issues addressed in a series of Policy Background Studies now included in the County's data base. The Policies developed during the workshops became the basis for the Hearing Draft General Plan Volume I-Framework.

The Planning Department provides planning services to the Board, the Commission, and the public. These services should include: the gathering, presentation, and/or coordination of information; making recommendations; and implementing the Plan. The Planning Director is appointed by the Board with the staff appointed by the Director. The staff level and supporting appropriations are determined annually by the Board during the budget process.

1343 The Public

One of the first goals approved in the beginning of this program was:

To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

This goal was developed from the understanding that the public will be more able to support policies guiding the development of the County when an opportunity to participate in the development and review of the general plan has been provided. Through this exposure, and the contributions it makes to the process and the product, the public will hopefully gain greater understanding of the plan. Participation not only in the review of this document, but also in proposing subsequent revisions to improve what is adopted, will help insure that this document will remain a current statement of public policy.

1400 HOW TO USE THE PLAN**1410 OVERVIEW**

The general plan is designed to be used by elected and appointed County officials on a daily basis. It is not designed for infrequent consultation and failure to use the plan will quickly cause it to become out of date and irrelevant. As described in Section 1300, there are many areas where decisions with direct or indirect land use implications are required to be consistent with the General Plan.

1420 KEY TERMS

The plan consists of both text and maps. The text contains direction in several different forms described as the following key terms. An understanding is required in order to use the Plan. These key terms are described below.

A GOAL is the ultimate purpose of an effort stated in a way that is general and immeasurable. Example: "The optimum amount of prime and non-prime agricultural land shall be conserved for and maintained in agricultural use to promote and increase Humboldt County's agricultural production."

A POLICY is a specific statement guiding action and implying clear commitment. Example: "The conversion of economically viable agricultural lands shall be monitored and reported annually."

The policies contained in the Plan are expressed in terms of "shall" or "should". There is an important distinction between these two terms.

As used in the Plan, "shall" indicates an unequivocal commitment, while "should" indicates a slightly less rigorous commitment to be followed in the absence of compelling, countervailing factors specified in the General Plan.

A STANDARD is a specific, often quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. Example: "60 acres minimum parcel size except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement."

The IMPLEMENTATION is an action, procedure, program or technique that carries out general plan policy. Example: "Implement zoning to carry out general plan resource policies."

1430 **MAPS**

In addition to text, the General Plan contains maps, of which there are two types - official and illustrative. Official maps show the geographic application of General Plan policies, while illustrative maps are merely visual aids for the reader. Only official maps shall be consulted to determine how Plan policies apply to geographic areas within the County. Both types were developed from maps prepared as part of the policy background studies which are now included in the general plan data base as a series of technical appendices.

1431 **Framework**

The official Framework General Plan Maps are supplemental to this text and are composite United States Geologic Survey (USGS) 15 minute quadrangle maps (scale 1:62,500 or 1" = approximately one mile). The County is shown on three sheets (north, mid and south county) with the policies from all three chapters shown on five sets of maps. See Figure 1-2 for a listing of the sets, and their contents.

1432 **Community**

The Official Community Plan Maps are more detailed (scale 1:7,200 or 1" = 600 feet) for smaller geographical areas.

The purpose of official General Plan maps is to show the geographic application of plan policies. Use of official plans maps in this capacity must respect the limitations of General Plan maps with regard to precision and level of detail. It shows planned land uses which are not parcel specific. The general plan map does not always reflect existing land uses.

The plan map is not the zoning ordinance map. The zoning map is a legal statement of permitted uses for the present and near future on a parcel specific basis.

FIGURE 1-2

GENERAL PLAN MAPS

<u>NAME</u>	<u>SHEET NUMBER</u>	<u>CONTENTS</u>
LAND USE	Map 1 of 3 (north 1/3) Map 2 of 3 (middle 1/3) Map 3 of 3 (south 1/3)	Rural Land Use proposals
BIOLOGICAL RESOURCES	Map 1 of 3 (north 1/3) Map 2 of 3 (middle 1/3) Map 3 of 3 (south 1/3)	Sensitive Resource Areas
WILDFIRE&FLOOD HAZARD	Map 1 of 3 (north 1/3) Map 2 of 3 (middle 1/3) Map 3 of 3 (south 1/3)	Wildfire Rating Areas and Flood Hazard Areas
GEOLOGICAL	Map 1 of 5 (north 1/3) Map 2 of 5 (middle 1/3) Map 3 of 5 (south 1/3) Map 4 of 5 (7.5' Series from Big Lagoon to south of Eureka and east to Glendale) Map 5 of 5 (7.5' Series from Map 4 to south of Ferndale and east to Fortuna)	Major Faults and Geologic Hazard Areas
PUBLIC FACILITIES	Map 1 of 3 (north 1/3) Map 2 of 3 (middle 1/3) Map 3 of 3 (south 1/3)	Circulation System and Major Public Facilities

1440 INTERPRETATION

Given the nature of the plan map it may be necessary to exercise some judgement in interpreting these policies. In other words, the plan will not always provide automatic, locationally precise answers. It may require interpretation of plan policies in certain instances. For example, the plan map may show, because of an oversight, an ultimate use for a particular area which is different from its existing use and zoning. It may be appropriate to let the existing zoning remain, provided that the zoning is gradually revised over time to phase in the ultimate land use pattern indicated in the plan.

For the consistency requirements described in Section 1300 and for other uses of the plan where activities are to be evaluated in light of the general plan, the following guidelines are provided.

1441 Common Sense

The principal rule to be followed is one of common sense. Taking a comprehensive view of all relevant plan policies, the result must further the intent of these policies, in a practical, workable, and sound manner. Unusual, awkward, and strained solutions are not intended by the plan and should be avoided. However, new concepts of development which serve community and individual needs should be supported in implementing the general plan. The general plan should be interpreted in a common sense manner to encourage reasonable development which can meet these needs with minimal impacts on the environment and demands on public services.

1442 Relationship to Implementation

The starting point in interpreting a general plan map into a legally definable boundary is the plan itself. All pertinent policies, standards, and criteria should be thoroughly reviewed and understood. At times it may be necessary to review data maps used to prepare plan maps. Usually these maps are at the same scale and they can provide useful insights into the policy rationale for the plan boundary. Once reviewed, they should be applied to the plan map in question to determine how this map expresses the relevant policies. Inspection of the plan map should determine when plan designations appear to follow physical, man-made boundaries, e.g., section lines, city limits.

It is recognized that the policies and land use designations of Volume I have been applied very generally to an extremely large land area. There will be instances where existing zoning or established uses may not be consistent with this plan. While state law requires conformance with the adopted plan, including rezoning within a reasonable time, nothing shall preclude consideration of amending this plan to allow established uses or existing zoning to be retained where they would otherwise be consistent

with a comprehensive view of the plan, individual property rights and the rights of adjoining owners. Substantial weight should be given to existing and/or historic uses in reviewing these amendments. However, until this plan is amended, it shall control all development. Such non-conforming uses should receive priority status in the quarterly amendment process.

1443 Physical Conditions

Next, account must be taken of existing physical conditions in the geographic area in question. Physical and non-physical boundaries noted on plan maps should be related to these boundaries as they actually exist. Field surveys may be necessary for this purpose.

1444 Errors, Oversights or Omissions

The document which is the Humboldt County General Plan was prepared over a period of years by a great number of people. They, being human beings, are capable of errors, oversights, and omissions.

It is the policy of the County that permit applications shall not be denied on the basis of errors in the Plan. Where a permit is approved on the basis of findings of consistency with a comprehensive view of all relevant plan policies while identifying an error in the Plan, the error shall be referred to the next regularly scheduled amendment (see Section 1450).

At such time as an error, an oversight, or an omission in the General Plan is brought to the attention of the Humboldt County Planning Director, such error, oversight, or omission shall be noted in the data base for consideration of any subsequent permit application prior to the next scheduled amendment to correct the error.

1450 AMENDMENTS TO THE GENERAL PLAN

It must be recognized even if this document were assumed to be a perfect interpretation, analysis and forecast from the base information, that the base information itself will change over time. changes in the base information, as well as the underlying community values and any corrective measures that may need to be taken constitute the reasons for amending the General Plan.

1451 Annual Report to Board

The Planning Commission is required by law [Government Code Section 65400(b)] to report annually to the Board of Supervisors on the status of the plan and progress in its implementation. This report should also review the changes made or recommended as a result of the review schedule shown in Figure 1-3.

1452 Amendments

Amendments may only be initiated by the Board of Supervisors based on a recommendation by Resolution of the Planning Commission or requested by

members of the public. Applications by the public shall be on the forms provided by the Planning Department. Fees shall be as established by the Board of Supervisors.

1452.1 Procedures

All amendments must follow the procedures outlined in the Government Code. An amendment to the general plan constitutes a project under the California Environmental Quality Act and, therefore, must be evaluated for its environmental effects. In addition, proposed amendments shall be referred to all interested government agencies for comment prior to adoption. As with the adoption of the plan, a legally noticed public hearing is required before both the Planning Commission and Board of Supervisors. Any changes made by the Board must have been considered previously by the Commission, or the Board must refer the amendment back to the Commission for its consideration and report (Government Code Section 65356).

1452.2 Findings Required

In reviewing proposals for general plan amendments, the Board and Commission should remember that the general plan is a policy document for the entire County and that it may only be amended "in the public interest" (Government Code Section 65356.1) as determined by the Board of Supervisors. In other words, the plan should only be amended when the County, with the support of the broad consensus, determines a change is necessary, not merely because a property owner or a group of citizens desires the amendment. Every general plan amendment, additionally, must be consistent with the rest of the general plan or appropriate changes need to be made to maintain consistency.

Amendment of this plan shall be considered upon making any of the following findings:

1. Base information or physical conditions have changed; or
2. Community values and assumptions have changed; or
3. There is an error in the plan; or
4. To maintain established uses otherwise consistent with a comprehensive view of the plan.

1452.3 Statutory Limitations

The County may amend mandatory elements of the general plan no more than four times in one calendar year (Government Code Section 65361). While the law does not clearly define what constitutes an amendment, case law has interpreted this section to allow each of the four amendments to encompass several different changes [Karlson vs. City of Camarillo (1980) 100 Cal. App. 3d 789]. This plan has established a regular schedule for periodically reviewing, and if necessary, amending the general plan. At four times during the year, they may group several proposals for change,

analyze their cumulative effects, review them, and act upon the package. Any one proposal in the package, however, can be altered or deleted up until the time of adoption.

1452.4 Major Revisions

If frequent piecemeal changes are made, it is possible that major defects may exist in the plan because values and needs may have altered, the plan is too inflexible and precise or because the plan is too flexible and imprecise. In that case, a major revision would be more appropriate than continuing with individual amendments.

1453 Revision Schedules

Because the Plan is a dynamic document, it is important to establish schedules for major review (and revision if necessary) as well as the smaller changes that become necessary over time.

This plan relies on a data base that has been established as a series of technical appendices to the plan. They are to be updated on varying schedules, generally on an annual basis. This way, the changes that may be necessary in the Plan itself may be evaluated in light of the most current information in the data base.

The Plan provides for the collection and evaluation of change proposals from the public and County organizations. These collections of proposals would then be reviewed by the Commission and Board of Supervisors three times a year as per the schedule in Figure 1-3. In addition, for the first three years (1984, 1985 and 1986), there shall be a mandatory review prior to the Commission's annual report to the Board of Supervisors. The Commission report should describe the changes necessary to amend the Plan.

Major reviews of the entire plan are scheduled every five years to coincide with the mandatory review of the Housing Element (Title 25 California Administrative Code Section 6472) and the State Coastal Commission review of the Local Coastal Plans. The highly dynamic nature of this plan, provided through the use of the data base concept, should reduce the need for major revisions as a result of the five year reviews--provided, however, that the regular review and amendment of the plan is carried out.

1454 General Plan Revision-1984

This revision of the General Plan was authorized by the Board of Supervisors in October of 1980. The hearing draft was released after nearly two years of staff work, public review and Planning Commission workshops on individual background studies. Commission review and action on alternatives in these Policy Background Studies (PBS), provided the policy direction for the preparation of the hearing draft.

The background studies provided technical information and policy recommendations on critical issues facing the County. Although these studies contained the best available data, certain deficiencies were

identified as a result of the public review process. This process lasted over two years and yielded new information which was incorporated into the data base for the County General Plan. In some cases, the information resulted in amended policy proposals, and in others it supported existing policies. The objective of maintaining the data base is to provide a continual check on policies and assist in the environmental assessment of proposals.

The basic land use plans which this volume replaces were approved in the late sixties with numerous additions of individual elements as required by the State. The last revision prior to this was the Housing Element adopted by the Board of Supervisors in September of 1981.

FIGURE 1-3
TIME FRAME OF HUMBOLDT COUNTY
GENERAL PLAN

GENERAL PLAN
REVISION
ADOPTED
1984

HOUSING
ELEMENT REVISION
ADOPTED
1984

FIRST-FIVE
YEAR
COMPREHENSIVE
REVIEW 1989

SECOND-FIVE
YEAR
COMPREHENSIVE
REVIEW 1994

THIRD-FIVE
YEAR
COMPREHENSIVE
REVIEW 1999

FOURTH-FIVE
YEAR
COMPREHENSIVE
REVIEW 2004

Chapter 1 Page 17

JAN*

APRIL*

JULY*

OCT*

1985†

1986†

1987†

Adopted 12/10/84

GENERAL PLAN

* REVIEW AND REVISION, IF NECESSARY, FOUR TIMES PER YEAR (TYPICAL)
† MANDATORY ANNUAL REVIEW. NOTE: SEE SECTION 1453

1500 PLANNING AND COORDINATION**1510 OVERVIEW**

The policies for citizen participation recognize the need for public involvement in the planning process. The successful application of any law depends to a great extent on the citizens' understanding and support of that law.

The planning process, then, must provide for the education of the public. Armed with knowledge of the process, the citizen can have meaningful access to the decision makers, evaluate alternative proposals, and make specific recommendations in support of, or for change to, hearing draft proposals.

In the local determination of the future character of Humboldt County, the public must understand the process, the alternatives and the reasons for decisions made that affect our County and our neighborhoods.

Besides the individual residents and property owners, other citizens in the form of corporate, municipal and special district entities must also participate in the planning process. In Humboldt County there are seven incorporated cities, more than fifty special districts providing varied services plus school and street lighting districts that will be affected by this plan. Much of the resource land of the County is in corporate and other forms of business ownerships and 28% of the County is in public ownership. This section of the plan provides direction for public participation in the planning process.

1520 FINDINGS

1. It is essential to the function of the democratic society that public policy shall be reflective of the needs of the citizenry as expressed by the citizens themselves.
2. Citizens will participate when they feel their participation will have an effect.
3. The large size of the County limits the opportunity for centralized citizen participation.
4. The disparate nature of the County creates conflicting interests within the County and points to the need for a forum for resolution.
5. County financial resources can potentially limit the opportunity for citizen participation.

1530 GOALS

1531 Program Goals

1. To establish a set of planning documents that is a comprehensive statement of public policy concerning land use and the provision of public services;
2. To coordinate the preparation of regional plans that include more than one incorporated city, community, special district, and/or unincorporated area;
3. To provide a comprehensive General Plan in understandable language which is readily accessible to the public and encourages citizen participation throughout the planning process.
4. To maximize the opportunity for individuals and groups to have meaningful participation in the planning process.

1532 The Citizen Goals

1. The County shall maximize the opportunities to educate the public about the planning process and the citizen's role in it.
2. The planning process shall maximize public access to the decision making process.
3. The County shall aggressively solicit the input of the public through an "outreach" program of public participation.
4. The time period from public input to adoption of the plans shall be minimized.

1533 Goals for the Organizational Structure

1. The policy making organizational structure shall provide the most direct relationship between the public and the decision makers.
2. The funding to provide opportunities for public participation in the land use planning process shall be maximized consistent with the budgetary constraints of the County.

1540 POLICIES

1541 Education

1. The County shall provide for the education of the public to motivate them to participate in the planning process.
2. The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.

3. The education of the public shall be provided through, but not limited to:
 - Citizens Handbook
 - Print and electronic media
 - Public meetings

1542 Access to Decision Makers

1. The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.
2. Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
3. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.
4. The County shall encourage the development of Community Plans consistent with overall county policies in the Framework Plan (Volume I of the General Plan).
5. The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.
6. Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall county policies, shall be given preferential consideration.
7. The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.
8. The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.
9. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.

1543 Timing

1. The costs of review shall be minimized, consistent with the requirements of this section by the following:
 - review on an exception or "consent calendar" approach;
 - focusing testimony and comments on specific issues being addressed.
2. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.
3. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.

1550 STANDARDS

1. Planning Advisory Committees (PAC) may be created to review and prepare recommendations concerning special or technical planning matters that may have countywide significance. Such PAC's should:
 - A. Be established and appointed, subject to Board concurrence, by the Planning Commission;
 - B. Report directly to the Commission;
 - C. Be charged with a specific list of tasks and a schedule for completion;
 - D. Not be created as a standing committee;
 - E. Be composed of lay citizens and technical advisors.
2. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities. Such CAC's should:
 - A. Be formed in the community;
 - B. Be representative of the community make-up, report on the selection process used to form the CAC and be confirmed by the Board based on a recommendation by the Commission;
 - C. Generally contain not less than five (5) nor more than eleven (11) members;
 - D. Adhere to common CAC organizational guidelines adopted by the Board;
 - E. Direct all comments and questions on planning matters to the Planning Commission;

- F. Establish a work program, regular meeting schedule and completion date;
 - G. Prepare a map showing the limits of the community's area of interest and all such limits should be approved by the Planning Commission;
 - H. Designate a contact person who will communicate with the Commission and inform the public;
 - I. Hold local workshops (planning staff assistance, maps and comments may be provided to CAC's subject to departmental budget limitations).
3. Community Advisory Committees should be charged with the following tasks:
- A. Educate the public about its community plan and other planning programs that affect the community;
 - B. Provide a forum for citizen comments, and provide a mechanism for relaying those comments to the Planning Commission;
 - C. Advise the Planning Commission on planning matters that affect the community;
 - D. Provide input to the Commission on specific matters in a format consistent with the adopted policies and procedures;
 - E. Develop hearing drafts of Community Plans consistent with overall county policies in the Framework Plan;
 - F. Community Advisory Committees should be included in all planning notification procedures that affect their area.

CHAPTER 2

LAND USE AND DEVELOPMENT

2100 OVERVIEW

Chapter 2 contains policies and standards utilized to establish the general distribution, location, and extent of the uses of the land. Demographic factors and trends have been considered in formulating appropriate standards for the density, intensity, or location of land that will be used for housing, business, industry, open space, resource production and public purposes. This chapter plays a central role in addressing many of the above land uses, both in terms of opportunities and constraints associated with development. In this respect, Chapter 2 is interdependent and vitally related to all other chapters of the general plan, since land use influences the policy framework that is used to direct development needed to service people and their activities.

It is critical to note that this chapter, while attempting to consolidate the various policy issues addressed in the other chapters, cannot be used in isolation without consideration of all chapters as an integrated general plan.

Land use and development policies must be consistent with fundamental property rights, while remaining compatible with the needs of the County residents. This chapter assists in facilitating development trends by:

- promoting a balanced and functional mix of land uses
- guiding public and private investments
- reflecting the opportunities and constraints affecting land use
- reducing loss of life, injuries, damage to property, and economic and social dislocation potentially resulting from hazards.
- by providing for the substitution or replacement of non-conforming uses and structures with more conforming uses and structures.

This chapter also provides for the preservation of open space for natural resources, for the protection of agricultural resources, for outdoor recreation and for public health and safety. Also considered is the need for diversity in ownership and land use patterns so that a wide range in the choice of use of these lands can be maintained.

Taxing and spending limits have heightened the value of the General Plan as a tool of fiscal management. The type, location and intensity of new development proposed in the General Plan may or may not determine the potential impacts on the services and the facilities in the County. It is possible that the County may not be able to provide any new services and facilities or even maintain existing levels. The Plan was developed with an awareness of these factors.

It is the intent of this Plan that Substitution or Replacement of nonconforming uses and structures with more conforming uses and structures may be found consistent with this plan only when the following findings are made:

- (1) The non-conforming use and/or structure is not a public nuisance; and
- (2) The non-conforming use and/or structure will not conflict with surrounding land uses.

2200 POPULATION

2210 BACKGROUND

Knowledge of the composition of the population and how it has changed in the past and how it may change in the future provides planning with an approach for making informed decisions about the future. Information about population is a critical part of planning because it directly relates to land needs (housing, industry, stores, public facilities and services, and transportation).

According to the 1980 census, less than one percent of California's population live in Humboldt County. The cities of Eureka and Arcata together contain about 33 percent of the County's 108,024 population, while 13 percent of this population is scattered among five other incorporated cities (Blue Lake, Ferndale, Fortuna, Rio Dell and Trinidad). Approximately 54 percent of the County reside in unincorporated communities.

In terms of regional population trends, the chief growth areas of the County are around the communities of McKinleyville and Garberville and the cities of Arcata and Fortuna. Most of these regions have an adequate supply of land and necessary public facilities for urban use and can, therefore, be expected to remain as principal growth areas. Other areas of the County have not experienced much growth in recent years. For example, the population in Ferndale increased one percent since 1970, while the population in Eureka and Rio Dell decreased by 1% percent and 4.6 percent respectively. The population in the unincorporated portion of the County; however, has increased by 3% percent since 1970.

The 1980 County population is approximately 108,000 which was an 8.4 percent increase over the 1970 census figure of 99,692. This population increase is attributed to migration despite depressed economic conditions in many of Humboldt County's industrial sectors. Possible reasons for this population increase include expanding business and employment opportunities in the tourism, services and manufacturing industries, and the migration of people from urban areas of the State to rural regions such as Humboldt County. Since 1980, indications are that the population is continuing to increase. Between 1980 and 1981 Humboldt County experienced a one percent population increase. That increase, however, is a result of births exceeding deaths. Outward migration, has totaled nearly 500 people per year between 1980 and 1981, due in part to the County's high unemployment rate (13.9% in 1981).

Basic to all stages of planning and decision-making is the need to project future conditions. Population projections can be made using a variety of models and assumptions. Humboldt County presently utilizes the Department of Finance's (E-150) projections in the adopted Housing Element of the General Plan. (Section 2400). Based on these projections the following growth rates are projected for the County with the exception of the Cities of Eureka, Rio Dell and Fortuna and the community of McKinleyville.

**HUMBOLDT COUNTY
PROJECTED POPULATION GROWTH**

<u>ACTUAL</u>	<u>POPULATION</u>	
1980	108,024	
<u>PROJECTED</u>		<u>PERCENT INCREASE</u>
1985	113,400	5.0
1990	118,600	4.6
1995	121,746	2.7
2000	125,635	3.2

Source: Department of Finance, Interim Total Population Projections 1980-1990, Report 81, p. 1, 1981, and E-150, 1977.

In addition to having data on population projections and population distribution, it is also essential to have data on age and racial characteristics. Those characteristics frequently reveal important social and economic implications. From 1960 to 1970, for example, Humboldt County experienced a major shift in age distribution. The number of small children (ages 10 and under) showed a significant decrease in 1970 over 1960.

A parallel decrease occurred in the 30-45 age group, which is usually an economically productive and childbearing age. The primary reason for the outward migration of the younger families may have been the lack of employment opportunities. The County had a greater number of persons in the 10-15 age group in 1980 than in past decades. The median age in Humboldt County has been increasing over recent years as well. In 1975, the median age was 27.65 and in 1980 it was 29.2. It is projected to increase to 30.55 in 1985; 32.13 in 1990; and 35.10 in the year 2000. People over 65 years old account for 10.2 percent or about 11,100 of the total County population. Those over 64 years old in the year 2000 is projected to be about 15,000 in number, which is approximately 4,000 more than 1980 figures and will constitute 12% of the total population.

Figure 2-1

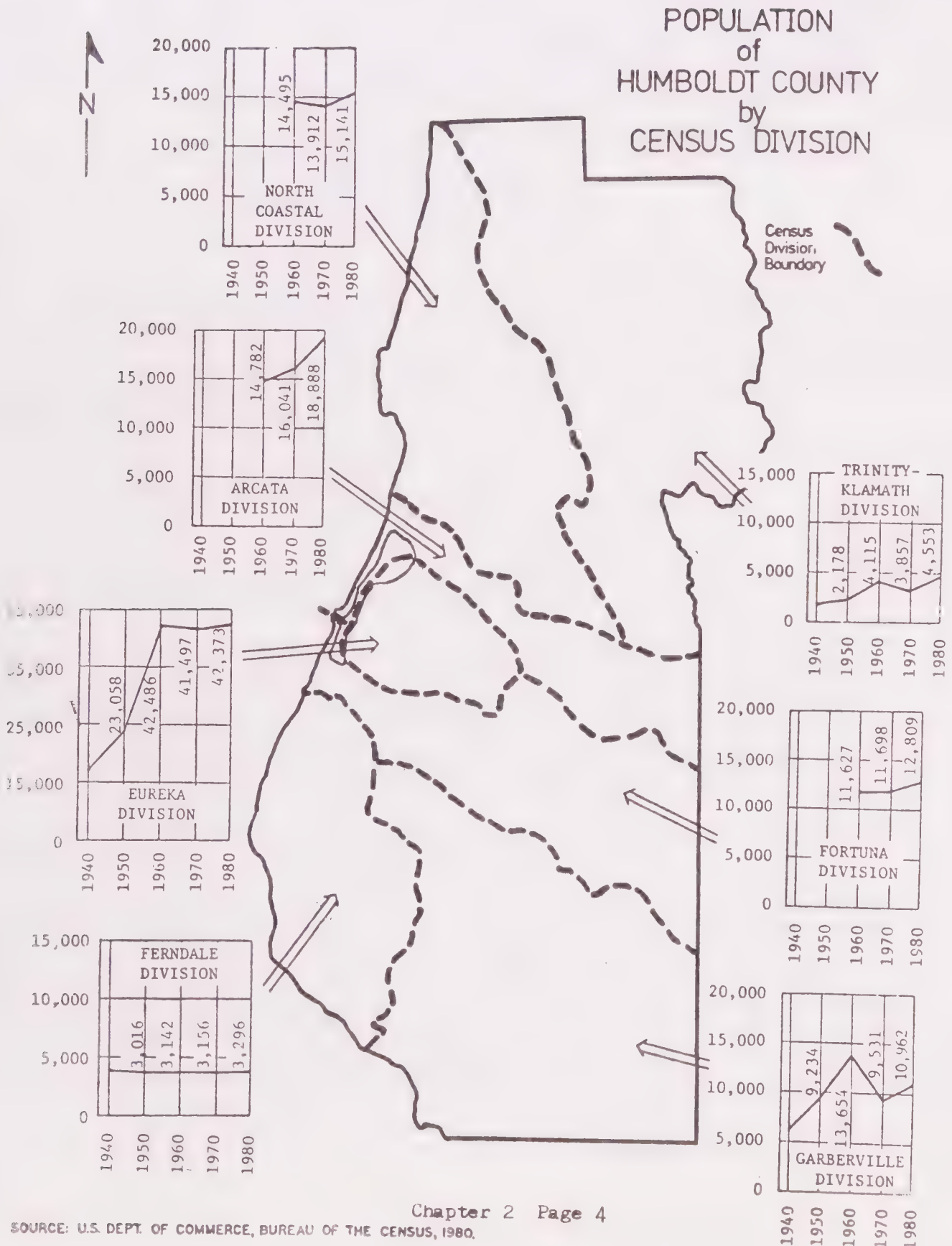
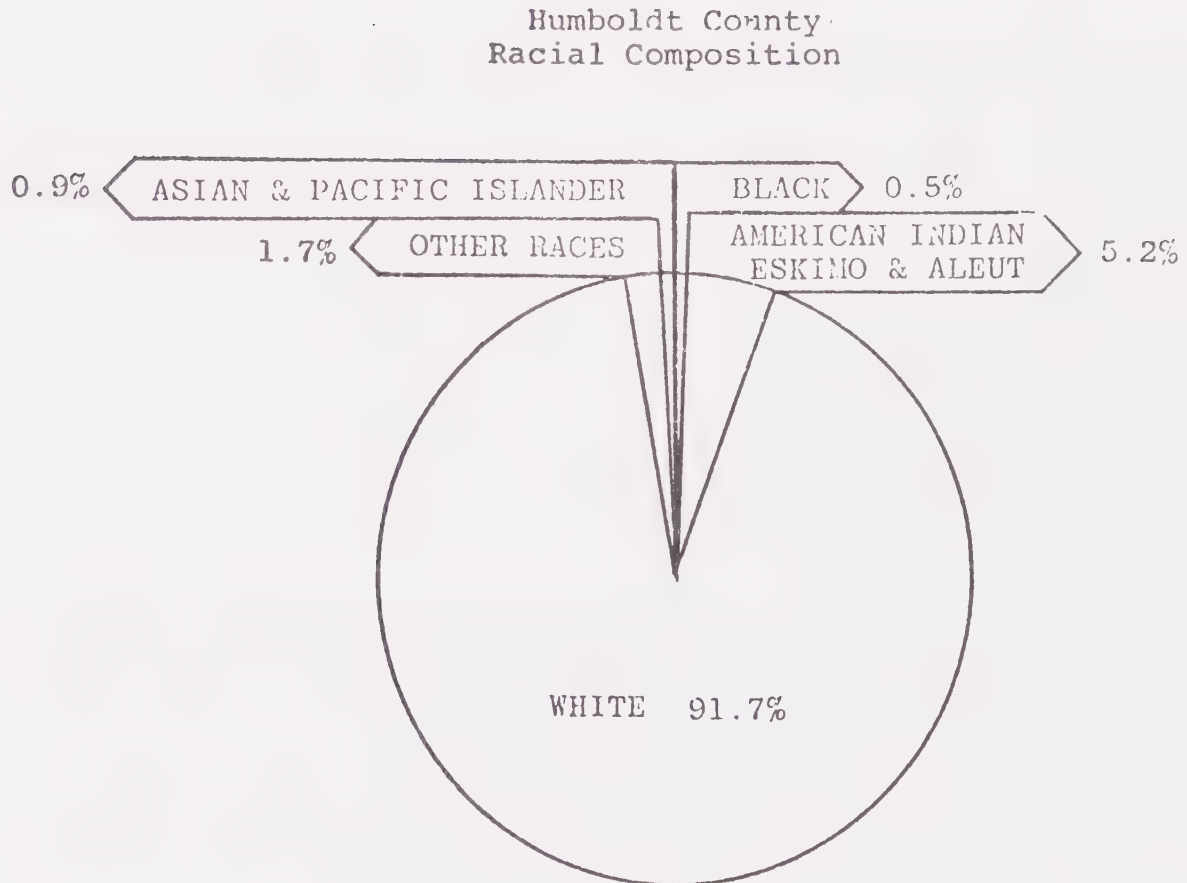


Figure 2-2



Source: U.S. Department of Commerce, 1980 Census of Population and Housing, No. PHC80-V-6, March 1981, p.-5.

2220 GOAL

To establish, maintain and consolidate the County's population data base so that it can be used as a basis for preparing planning documents and for making informed policy decisions.

2230 POLICIES

1. The County shall utilize population projections supplied by the State Department of Finance, and further utilize the projections and/or others as the basis for projecting the population of:
 - A. incorporated cities
 - B. unincorporated communities
2. Maintain a technical report in a format that can be used in conjunction with other sources of information for the purpose of preparing planning documents on any of the following topics:
 - A. environmental assessment
 - B. development timing
 - C. housing needs assessment
 - D. grant program administration
 - E. economic impact assessment

2240 STANDARDS

1. "County Population Projections" means those projections calculated by the State of California's Department of Finance (E-150 series) and updated every two or three years.
2. "Population projections for incorporated cities" and unincorporated communities shall be based on a ratio share of the Finance Department's E-150 County population projections, unless other projections are determined to be more reliable.
3. "Technical Report" means a report describing the current and projected population in terms of total population, age, sex, geographic distribution, households, racial composition, employment, or any other characteristic that may be determined to be necessary to prepare planning documents.
4. The County Planning Department should update the technical report when new information becomes available.

2300 ECONOMICS

2310 BACKGROUND

The economy of Humboldt County can best be described as a resource-extraction oriented economy. The area is richly endowed with many natural resources which support its primary industries of timber, fisheries, agriculture and recreation-tourism.

Humboldt County's economy is associated with the problem of primary production economics including cyclical and seasonal instability, high unemployment rates and slow growth rates. Historically, cyclical instability has been a function of changes in the national demand for lumber which has caused timber production in Humboldt County to fluctuate accordingly.

To stabilize as well as increase the economic opportunities will require the development of a diversified commercial and industrial base. With this kind of development comes expansion of wholesale/retail trades, services and other businesses by way of the multiplier effect. Even though major portions of the County's employment is within the wood products, government services and retail trade, numerous other private businesses provide substantial employment. It is therefore important to encourage both growth of local business opportunities in each community, expansion of existing industries, and the improvement and development of the bay and related facilities.

Besides the constraints of the economy, prospective businesses or industries have had to put up with a maze of federal, state, and local laws and regulations. In addition, suitable land designated for economic uses with adequate services for the development of industrial sites, warehouses and office buildings is in short supply in the County.

One method of promoting commercial and industrial opportunities is through the formation of industrial parks which have some level of public services. This allows master environmental assessments of the entire site, reducing the subsequent review required for specific projects. Industrial and commercial designations should be compatible with surrounding land uses. Likewise, adjacent development should not prevent future development in commercial and industrial designations.

Many existing resource related industries, such as sawmills and gravel extraction operations are scattered throughout the county. A separate land use designation protects these locations from incompatible uses while encouraging new resource processing development in these same locations. The utilization of by-products from resource processing will make more efficient use of the County's resources and provide additional employment opportunities.

Currently there is a substantial economic drain on the County's economy for energy; in excess of 100 million dollars annually. Energy conservation could help keep a substantial portion of this capital in the County, which

would then be spent with other businesses stimulating the local economy. Alternative energy production and conservation could potentially spawn numerous businesses and industries, thereby aiding the diversification of the County's economic base.

Coordinating efforts with local economic development organizations should be a high priority to assist in the economic development. Establishment of a locally represented coordinating commission is recommended to promote the business related opportunities by streamlining funding and development procedures for commercial or industrial projects.

2320 GOAL

To develop a stable and diverse economic base supporting long term local employment and supporting the free market system by designating and protecting adequate industrial and commercial sites.

2330 POLICIES

1. Promote economic development by coordination of efforts with both local economic development organizations and members of the private sector.
2. Encourage a diverse range of commercial and industrial development consistent with community goals and the level of services provided in each of the cities and communities.
3. Continue to provide for, through General Plan amendments and zoning revisions as needed, an adequate supply of commercial and industrial land to maximize opportunities for development.
4. Prevent the loss of designated industrial lands to other uses requiring permanent facilities.
5. Ensure that industrial or commercial development which requires provision for public water, sewage disposal, roads and other needed utilities and services is placed in a suitable urbanized area.
6. Allow Resource Dependent Industrial uses outside of urban areas when such uses are:
 - dependent upon close proximity to resource production lands,
and
 - not dependent on urban services.
7. Where appropriate, promote development of well planned and designed industrial parks catering to existing local, as well as outside opportunities. Encourage master environmental assessments for industrial parks in order to streamline the subsequent development process.

8. Locate commercial development in appropriate community centers that will assist and supplement existing commercial activity.
9. Discourage strip commercial development, where appropriate.
10. Encourage the economic opportunities for production facilities that efficiently utilize all products and by-products of forestry, fishery, or agricultural uses.
11. Maximize local energy opportunities from the renewable resources found in the County.
12. Encourage innovative methods for pollution reduction and waste product disposal and utilization.
13. Classify land surrounding industrial areas for compatible uses. Encourage consistency of regulations and standards for industrial development with areas adjacent to community planning areas.

2340 **STANDARDS (See Section 2700 Land Use Designation)**

2400 **HOUSING**

2410 **BACKGROUND**

The full text of the Housing Element, although not a part of this document, remains a part of the General Plan (adopted by the Board of Supervisors, May 7, 1985) and is contained in the General Plan Data Base. The goals and policies have been included in this document.

The Housing Element is the only other element of the General Plan besides Noise to have specific and separate guidelines for its preparation. Prepared by the State Department of Housing and Community Development, these guidelines are binding on the County pursuant to the Health and Safety Code and the Government Code.

The purpose of the Housing Element is to identify and establish priorities for the significant problems associated with housing in Humboldt County and to implement programs which solve these problems. A description of the basic construction needs is summarized in Figure 2-3 which is extracted from Table 26 of the Housing Element.

Housing is an essential human need, which is being denied to many because of its expense. A high priority must be afforded this necessity by the County. Because of a variety of threatening problems outlined in the Housing Element text, housing is quickly growing out of the financial means of many, if not most, of the County citizenry. The implementation provides the County means for continuing to actively identify and address housing needs and pursue and implement appropriate housing programs. A summary of the implementation programs is contained in Chapter 5.

The background discussion in Chapter 2 of the Housing Element provides data and analysis on the population, the quantity and quality of housing in Humboldt County and both the direct and indirect market costs.

Also included are discussions of the governmental constraints to affordable housing and the special issues of tenant households, modular/factory built housing, mobile/manufactured housing, self help owner-built housing, minimal size housing, federal and state programs, public education on housing, and a summary statement on housing affordability.

Incumbent upon any planning process is a sifting and analysis of data, together with consideration of apparent community housing concerns yet to be statistically quantified.

It is clear that Humboldt County needs to perpetually assess the demographic composition of its citizenry to determine specific, on-going housing needs, including immediate evaluation of 1980 Census data to determine specific housing needs in the County.

Humboldt County needs an ongoing, current housing stock inventory in order to anticipate availability for an expanding population, and to set priorities for meeting the more critical housing shortages.

Humboldt County needs incentives to rehabilitate and maintain existing housing stock.

Humboldt County needs to identify regulatory and tax constraints that effectively discourage rehabilitation and maintenance, and act to mitigate them.

Humboldt County needs a complete housing site inventory for the entire County, excluding economic, resource and hazardous zones or any other zones that would preclude residential development.

Humboldt County needs to do all within its power to facilitate the production of affordable housing.

Humboldt County citizens and government together need to be cognizant of the growing rift between the government and the citizenry and to devise mutually acceptable means to meld our efforts to address the problems common to us all.

Humboldt County needs with all deliberate speed to carefully complete an up-to-date, internally consistent, responsive General Plan and Zoning Ordinance that addresses the current needs and problems of the County citizenry, and which sets forth a compatible vision for the future.

2420 HOUSING NEEDS

1. Purpose

The purpose of this section is to consolidate the broad range of specific housing needs into a brief, comprehensive statement.

- A. It is clear that Humboldt County needs to perpetually assess the demographic composition of its citizenry to determine specific, ongoing housing needs, including immediate evaluation of 1980 Census data to determine specific housing needs in the County.
- B. Humboldt County needs an ongoing, current housing stock inventory in order to anticipate availability for an expanding population, and to set priorities for meeting the more critical housing shortages.
- C. Humboldt County needs incentives to rehabilitate, weatherize and maintain existing housing stock.
- D. Humboldt County needs to identify regulatory and tax constraints that effectively discourage rehabilitation and maintenance, and act to mitigate them.
- E. Humboldt County needs a complete housing site inventory for the entire County, excluding economic, resource and hazardous zones or any other zones that could preclude residential development.
- F. Humboldt County needs to do all within its power to facilitate the production of affordable housing.
- G. Humboldt County citizens and government together need to continue to reduce the rift between the government and the citizenry and to devise mutually acceptable means to meld our efforts to address the problems common to us all.
- H. Humboldt County needs with all deliberate speed to carefully complete an up-to-date, internally consistent, responsive General Plan and Zoning Ordinance that address the current needs and problems of the County citizenry, and which set forth a compatible vision for the future.
- I. Humboldt County needs to incorporate quantitative and qualitative analyses of 1980 Census data into this document at the earliest possible date, in order to assess the types, quantities and locations of housing that are needed for various sizes of families in various income groups.
- J. Humboldt County needs a comprehensive land use map.
- K. Humboldt County needs to complete and maintain a land use inventory for all residentially zoned areas.

2. Over-Paying

Twenty-five percent (25) is the limit generally set by government agencies on the proportion of the monthly income a household should reasonably pay for housing. Tables 9 and 10 and figure 4 in Chapter 2, show the relationship between various household income groups and the percent of income spent on housing within the unincorporated county.

The 1982 California Housing Plan estimated, by counties, the number of lower income households over-paying for housing. According to the Plan, 2,770 lower income owner households and 5,730 lower income renter households were paying more than 25% gross household income for housing county-wide in 1981.

According to the 1980 Census, 1,038 lower income homeowners in the unincorporated area spent over 25% of their incomes for housing. The census also indicates that 2,294 lower income renters spent more than 25% of their income for housing within the unincorporated area.

3. Overcrowded

Overcrowding is defined as more than one person per room and is one of several ways of measuring the quality of housing. According to the 1980 Census (STF 1) there were 9,253 person living in 1,934 overcrowded housing units in Humboldt County.

There were 1,395 occupied housing units with complete plumbing facilities in the County that were overcrowded in 1980. As of 1980, there were 890 overcrowded units in the unincorporated area and the remaining 505 were in the cities.

4. Rehabilitation and Replacement Needs

Housing Units requiring rehabilitation are generally characterized as deteriorating units with all plumbing facilities or sound units lacking complete plumbing facilities. Housing units requiring replacement are units that are so seriously substandard that rehabilitation is infeasible. The rule of thumb is that when the cost of repairs exceeds 50% of a units' value, rehabilitation is not generally feasible and the unit should be replaced.

The results of the 1981 sample survey of housing conditions (Chapter 2, Section 2.44) are considered reasonable approximations of the overall quality of the housing stock in the unincorporated area of Humboldt County. Applying those percentages to the total number of housing units within the unincorporated County in 1980 indicates that 2,382 housing units are in need of repair ($24,557 \times .097$), that 172 housing units are in need of substantial repair and 60 units should be replaced. It is estimated that as many as 20 housing units per year are removed from the housing stock by fire, demolition, abandonment or conversion to other uses.

5. Special Housing Needs

There are several groups living in Humboldt County which have been identified as having special housing needs. They are: large households, the elderly, farmworkers, the handicapped, female heads of households, and Native Americans.

A. Large Households

A large household is one that has more than five persons. According to the 1980 Census, there are 916 lower income large households living in the unincorporated County. By comparison, 1,875 occupied housing units in the unincorporated county had four (4) or more bedrooms. The 1980 Census data available does not indicate the number of lower income large households that are living in overcrowded conditions; however, it is assumed that a high percentage are.

B. Elderly

Based on 1980 Census there were 11,103 persons age 65 and over living in Humboldt County. This is 10.2% of the total population. Approximately 5% of the elderly population are living in either nursing homes or residential care homes. Of the elderly, there were 7,348 head of households 65 or older within Humboldt County. There were 3,219 elderly (65 or older) heads of households residing in the unincorporated area. The elderly segment of the population often suffers housing inequities due to lowered income levels and the physical constraints of age. In general, the incidence of elderly households in need of housing assistance tend to increase since incomes of the elderly remain stable, while market rate housing costs rise. Construction in 1981 of the HUD Section 202 financed, 152 unit Silvercrest senior Citizens' Housing Project in Eureka and the development of a similar facility in McKinleyville has met much of the need for senior citizen housing in the area. Silvercrest presently (June 1984) has an active waiting list of only 20. (Draft Housing Element City of Eureka, 1984 update.)

C. Farmworkers

The number of farmworkers living in Humboldt County is unknown. The 1980 Census lumps the occupations of farming, forestry, and fishing. According to the Census, there were 2,674 persons employed in these occupations. Currently (January, 1984), the Eureka Office of the State Employment Development Department lists only 10-12 persons seeking work as a farmworker. The number of those already holding such a job is not known.

D. The Handicapped

A survey completed for the State Department of Rehabilitation estimated that there were 8,700 handicapped persons living in Humboldt County in July, 1981. Of that number, 5,660 were physically handicapped. A number of these persons may have special housing requirements because of their handicaps. The County currently has 24 licensed homes (averaging 6 beds a piece) for the handicapped. Of the physically handicapped, 3,760 persons

have muscular or skeletal problems and as a consequence may encounter difficulties with architectural barriers in residential units. Special housing provisions for the physically handicapped might include: special alarms or equipment controls for the blind and the deaf, special bathroom equipment for amputees and orthopedically disabled persons, and low cabinets and other furnishings for persons confined to wheelchairs. According to the staff of the Humboldt Access Project, the demand for handicapped accessible units in Humboldt County is well beyond what can presently be met.

E. Female Heads of Households

Female heads of households made up 3,621 or 13% of the total families living in Humboldt County in 1980. Thirty percent of this group had incomes below the poverty level compared to a total family level of 9% below poverty. Single heads of households often represent a special need due to financial responsibility based on a single source of income. Child care is often a necessary addition to the family budget. Statistically, single heads of households, more often female, earn incomes below the area median and are less able to find affordable housing.

F. Native Americans

In 1980 there were 5,665 Native Americans living in Humboldt County. Native Americans with special housing needs living on Reservations or Rancherias fall under Federal jurisdiction. According to the 1980 Census, 1,808 Native Americans in Humboldt County resided on the Hoopa Valley Reservation (five square miles plus extension) and the Trinidad Rancheria. The Census did not report on the other Rancherias. A "Report on Labor Force" prepared annually by the Bureau of Indian Affairs estimates that 2,636 Native Americans in Humboldt County lived on Reservations and Rancherias in 1982. There is a concern by Native American groups that the 1980 Census undercounted their population. As more reliable information on the Native American population becomes available it will be incorporated into the Housing Element.

6. Projected Housing Needs

In addition to documenting immediate housing needs, the Housing Element must project future housing needs for all income levels. To assist cities and counties in making these projections, the appropriate councils of government or the California Department of Housing and Community Development (HCD) prepares a regional housing needs plan. In September 1984, HCD prepared Humboldt County's regional housing needs plan covering the period through July 1, 1992. The purpose of the plan is to examine housing needs across jurisdictional boundaries and to allocate to each local government responsibility for planning to meet those needs.

The plan, which appears as Appendix B, divides the County into two market areas, the North County Market Area and the South County Market Area. The North County Market Area is divided into five parts: The cities of Arcata, Blue Lake, Eureka, and Trinidad and the balance of the area (called North

County Unincorporated). The South County Market Area consists of the cities of Ferndale, Fortuna and Rio Dell, and the balance of the area (called South County Unincorporated). The dividing line between the North and South County housing market areas is the southern boundary line of the Arcata and Eureka Census County Divisions as shown in Appendix B and Figure 1. The plan is based on population projections developed by the California Department of Finance in August 1984.

The housing plan contains two forms of projections. The first is a projection of the distribution of households among four income groups (i.e., Very Low, Other Lower, Moderate, and Above Moderate) for the year 1992. These projections should be used as guidelines to ensure that housing policies and programs focus on providing a mix of housing types to meet the needs of all economic segments of the community.

The second type of projections are estimates of total number of new housing units that should be constructed between 1984 and 1992. These figures appear in Figure 2-3.

The Humboldt County Housing Needs Plan for the period January 1, 1984 to July 1, 1992 is highlighted below and reproduced in its entirety as Appendix B.

Based on the projected increase in household formation through July 1992, 5,096 new dwelling units should be constructed County-wide to keep pace with population growth. The cities should plan to accommodate 2,105 additional dwelling units and the balance of the County can anticipate the need for 2,991 more dwelling units. On an average annual bases this amounts to the construction of 600 new dwelling units per year, with 248 units located in the cities and 352 units built in the unincorporated area. For the past two years new residential building permits issued in the unincorporated areas average almost 300 units per year. Almost 85 of all new residential construction in the unincorporated area (2,539 dwelling units) will occur in the North County Market Area.

The plan also provides data on the estimated and projected households for the seven cities and the unincorporated area of Humboldt County. The estimated 43,000 households in Humboldt County on January 1, 1984 are projected to increase to 47,000 by July 1, 1992. An additional 2,911 households will reside in the unincorporated area by mid-year 1992.

The plan is based on the California Department of Finance Projections for County population growth coupled with household income data from the 1980 U.S. Census. According to the plan, the percent of households within each of the four basic income groups (Very Low, Other Lower, Moderate and Above Moderate) within Humboldt County will remain constant throughout this decade. Lower income households (26% Very Low and 14% Other Lower) now comprise 40% of all households within the County. The plan contemplates only modest shifts in the geographic distribution of the various income groups within the County. All cities except Arcata are projected to experience some slight changes in the composition of the income groups residing within their jurisdiction. In the unincorporated South County

Market Area the percentage distribution of the various household income groups are projected to remain the same. In the unincorporated North County Market Area, Low Income households are projected to increase from 35% of all area households in 1984 to 38% by 1992 thus tending to approach the County-wide average of 40%. In summary, the plan does not project any dramatic shifts in the composition or geographic distribution of the defined household income groups during this planning period.

Figure 2-3

HUMBOLDT COUNTY BASIC CONSTRUCTION NEEDS

<u>AREA</u>	<u>CONSTRUCTION NEEDED 1/84 TO 7/92</u>
NORTH COUNTY	
Arcata	551
Blue Lake	51
Eureka	778
Trinidad	29
North County Unincorporated	2,539
SOUTH COUNTY	
Ferndale	83
Fortuna	531
Rio Dell	82
South County Unincorporated	452
Total North County	(3,948)
Total South County	(1,148)
Total Cities	(2,105)
Total Unincorporated	(2,991)
TOTAL HUMBOLDT COUNTY	5,096

Source: California Department of Housing and Community Development, Humboldt County Regional Housing Needs Plan (September, 1984).

Note: *These new construction growth estimates do not include replacement needs.

7. Humboldt County Housing Needs Plan

This housing needs plan for Humboldt County has been prepared by the State Department of Housing and Community Development (HCD) in order to assist Humboldt County and the seven cities in the County in meeting the requirements of AB2853 OF 1980. The Department prepared this plan at the request of Humboldt County Association of Governments.

The purpose of a regional housing needs plan is to examine housing needs in a geographical area and to allocate a share of the projected regional need to each local government. Those jurisdictions then have the responsibility for planning, in their housing elements, to meet those needs.

Humboldt County has been divided by HCD into two housing market areas: the North County Market Area and the South County Market Area. The North County Market Area is divided into five parts: Arcata, Blue Lake, Eureka, Trinidad, and the balance of the area (called North County Unincorporated). The South County Market Area consists of Ferndale, Fortuna, Rio Dell, and the balance of the area (called South County Unincorporated). The dividing line between the North and South County areas is the southern boundary line of the Arcata and Eureka Census County Divisions as designated by the U.S. Census Bureau (see map). (This line is also the southern boundary line of census tracts 12,106 and 107). The South County is a separate housing market area because of commuting patterns. Most commuting occurs within rather than between the North and South County areas. There is some commuting between the South County and the Eureka-Arcata area but not enough to effect establishing the South County as a separate housing market area for the purposes of this plan.

The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown.

A. METHODOLOGY

This plan is for the period January 1, 1984 to July 1, 1992. (Figures for January 1, 1983 are also included for informational purposes). For jurisdictions which prefer to prepare housing element updates to dates other than 1992, figures have also been included for July 1 of 1989, 1990, and 1991. The plan includes estimated and projected households, by income group, for those dates. The 1983 and 1984 household estimates were prepared by HCD based on State Department of Finance (DOF) estimates. The household projections for 1989 through 1992 are based on County household projections for 1985, 1990, and 1995 which were released by DOF in August 1984. Each area's share of the County-wide growth is based on the assumption that there will be a continuation of the household growth patterns that occurred between 1980 and 1983. Annexations of inhabited areas were taken into account in establishing growth rates during that period.

Four income groups are used in this plan. They are: Very Low, Other Lower, Moderate, and Above Moderate. Definitions for these terms are given in Attachment 1.

HCD used U.S. Census data to estimate the number of households in each income group in 1983 and 1984. The estimates are based on the assumption that the income distributions in the 1980 Census remain applicable in those years.

The income group allocations for 1989 through 1992 are based on a "modified same share plan" for each market area. In a "same share plan" (unmodified), each local government in the market area is assigned planning responsibility for the same percentages of households in each income group at the end of the plan. This allocation policy is based on: (1) the existence of equal access to employment opportunities throughout the market area; and, (2) the assumption that all of the local governments are in other respects equally suitable locations for households at all income levels. These conditions do not apply to all parts of the County, principally because some areas are particularly attractive to the elderly and because of a large college student population. Both of these groups are predominantly low income.

In the North County Market Area, the Trinidad allocations for 1989 through 1992 were adjusted because of the high percentage of elderly households. The Trinidad allocations for very low income were adjusted upward from the North County average by 5%. Similar 5% and 3% adjustments were made in the Arcata and Blue Lake 1989 through 1992 allocations to reflect the college student population.

The 1989 through 1992 income group allocations for Eureka and the North county Unincorporated Area represent the same percentage shares of the remaining households in the North County Area.

In the South County Market Area, only slight adjustments were made from the market area percentages. The South County Unincorporated figures were slightly adjusted to reflect the income characteristics of the southernmost area of the County, which is largely an independent area.

The effect of the income group allocations is to broaden opportunities for all income groups throughout the County.

Basic housing construction needs for the planning period have been calculated by HCD for each area of the County using the methodology contained in Attachment 2. Allowances for vacancies and normal market removals (torn down, destroyed by fire, etc.) are included. The ownership and renter factors used in the calculations were taken from the 1980 Census data with adjustments for declines in vacancy rates since the Census. The annual removal allowance of, generally, .002 is an HCD estimate.

B. HOW TO USE THE PLAN IN PREPARING LOCAL HOUSING ELEMENTS

Legislation enacted in 1984 changed the time requirements for updating housing elements. In Humboldt County, local governments are required to update their housing elements by July 1, 1986 (rather than July 1, 1984). The next subsequent update is required by July 1, 1992. Local governments in the County may update their housing elements at any time prior to July 1, 1986. The planning period for the housing element update may be any five year or longer period through a date no later than July 1, 1992. If the time frame for the housing element is through July 1, 1992, the housing element will not need to be updated prior to that date. If the time frame is shorter, however, the element will need to be updated sooner--at the end of the time period covered by the element.

The principal uses of the plan are (1) in planning to accommodate the projected growth of the area; and, (2) in planning to provide opportunities for all income groups to have access to housing throughout each housing market area.

In addition to the income group estimates and allocations contained in the plan, the local housing element is to contain estimated affordability needs. This involves making estimates of the current number of lower income households which pay more than 25% of their income for housing. "Lower income" means the combined total of the "very low" and "other lower" income categories.

Other existing housing needs which are to be included in the local housing element, but which are not included in this plan include: estimates of overcrowding, estimates of the needs of special groups (such as the elderly and the handicapped), and estimates of units which are in substandard physical condition. The estimates of substandard units should include figures for both the units which need rehabilitation and those which are so substandard that they need to be removed.

The "basic construction needs" stated in the plan do not include allowances for construction needed to replace units which are beyond repair and/or are not economically feasible to repair. Units which are removed from the housing stock in the normal course of housing market activity (changes to commercial use, etc.) are not necessarily beyond repair. Consequently, the basic construction needs are to be supplemented by estimates of construction needed to replace housing units which are not suitable for rehabilitation.

HUMBOLDT COUNTY HOUSING MARKET AREAS

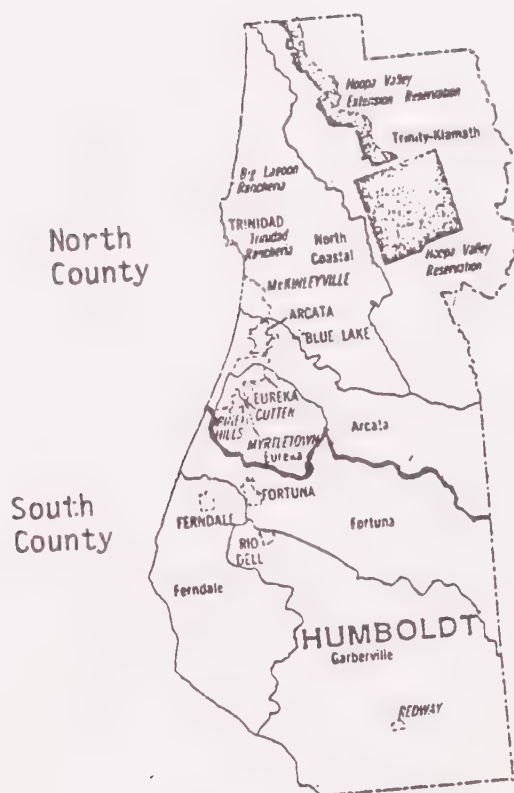


Figure 2-5

Estimated Households on January 1, 1983 and January 1, 1984 by Income Group

Projected Households on July 1, 1989 through July 1, 1992 with Income Group Allocations

AREA	INCOME GROUP	HOUSEHOLDS						PERCENTAGES	
		1983	1984	1989	1990	1991	1992	1983-1984	1989-1992
NORTH COUNTY									
Arcata	Very Low	1,570	1,611	1,695	1,710	1,721	1,732	30	30
	Other Lower	838	859	904	912	918	924	16	16
	Moderate	1,151	1,182	1,243	1,254	1,262	1,270	22	22
	Above Mod.	1,675	1,719	1,809	1,824	1,835	1,847	32	32
	Total	5,234	5,371	5,651	5,700	5,736	5,773	100	100
Blue Lake	Very Low	154	157	140	141	142	143	33	28
	Other Lower	42	43	65	66	66	66	9	13
	Moderate	116	120	115	116	117	118	25	23
	Above Mod.	154	157	181	182	183	184	33	36
	Total	466	477	501	505	508	511	100	100
Eureka	Very Low	2,778	2,810	2,596	2,613	2,626	2,638	27	24
	Other Lower	1,543	1,561	1,514	1,524	1,531	1,539	15	14
	Moderate	2,572	2,601	2,596	2,613	2,626	2,638	25	24
	Above Mod.	3,396	3,434	4,109	4,136	4,157	4,178	33	38
	Total	10,289	10,406	10,815	10,886	10,940	10,993	100	100
Trinidad	Very Low	62	61	60	61	61	62	33	30
	Other Lower	24	24	26	26	27	27	13	13
	Moderate	48	48	48	49	49	50	26	24
	Above Mod.	52	52	66	67	68	68	28	33
	Total	186	185	200	203	205	207	100	100
North County Unincorporated									
	Very Low	3,537	3,546	4,218	4,279	4,325	4,370	22	24
	Other Lower	2,090	2,095	2,460	2,496	2,523	2,550	13	14
	Moderate	3,859	3,868	4,218	4,279	4,325	4,370	24	24
	Above Mod.	6,592	6,609	6,679	6,775	6,847	6,920	41	38
	Total	16,078	16,118	17,575	17,829	18,020	18,210	100	100

Figure 2-5
(Continued)

Estimated Households on January 1, 1983 and January 1, 1984 by Income Group

Projected Households on July 1, 1989 through July 1, 1992 with Income Group Allocations

AREA	INCOME GROUP	HOUSEHOLDS						PERCENTAGES	
		1983	1984	1989	1990	1991	1992	1983-1984	1989-1992
County									
Total	Very Low	8,101	8,185	8,709	8,804	8,875	8,945	25	25
	Other Lower	4,537	4,582	4,969	5,024	5,065	5,106	14	14
	Moderate	7,746	7,819	8,220	8,311	8,379	8,446	24	24
	Above Mod.	11,869	11,971	12,844	12,984	13,090	13,197	37	37
	Total	32,253	32,557	34,742	35,123	35,409	35,694	100	100
SOUTH COUNTY									
Ferndale	Very Low	163	163	161	163	165	166	28	
	Other Lower	70	70	81	82	82	83	13	
	Moderate	158	157	155	157	158	159	27	
	Above Mod.	192	192	224	226	228	230	33	
	Total	583	582	621	628	633	638	100	
Fortuna	Very Low	690	698	870	884	894	905	23	
	Other Lower	420	425	435	442	447	452	14	
	Moderate	750	758	836	850	860	870	25	
	Above Mod.	1,139	1,153	1,204	1,223	1,238	1,253	38	
	Total	2,999	3,034	3,345	3,399	3,439	3,480	100	
Rio Dell	Very Low	331	335	281	283	284	286	32	
	Other Lower	134	136	141	142	142	143	13	
	Moderate	238	241	271	272	274	275	23	
	Above Mod.	331	335	390	392	394	395	32	
	Total	1,034	1,047	1,083	1,089	1,094	1,099	100	
South County Unincorporated	Very Low	1,749	1,753	1,809	1,818	1,825	1,833	30	
	Other Lower	874	877	904	909	913	916	15	
	Moderate	1,341	1,344	1,387	1,394	1,400	1,405	23	
	Above Mod.	1,865	1,870	1,929	1,940	1,947	1,955	32	
	Total	5,829	5,844	6,029	6,061	6,085	6,109	100	

Figure 2-5
(Continued)

Estimated Households on January 1, 1983 and January 1, 1984 by Income Group

Projected Households on July 1, 1989 through July 1, 1992 with Income Group Allocations

AREA	INCOME GROUP	HOUSEHOLDS						PERCENTAGES	
		1983	1984	1989	1990	1991	1992	1983- 1984	1989- 1992
South County Total	Very Low	2,933	2,949	3,121	3,148	3,168	3,190	28	
	Other Lower	1,498	1,508	1,561	1,575	1,584	1,594	14	
	Moderate	2,487	2,500	2,649	2,673	2,692	2,709	24	
	Above Mod.	3,527	3,550	3,747	3,781	3,807	3,833	34	
	Total	10,445	10,507	11,078	11,177	11,251	11,326	100	
COUNTY TOTAL	Very Low	10,975	11,134	11,830	11,952	12,043	12,135	25	
	Other Lower	6,094	6,090	6,530	6,599	6,649	6,700	14	
	Moderate	10,233	10,319	10,869	10,984	11,071	11,155	24	
	Other Mod.	15,396	15,521	16,591	16,765	16,897	17,030	36	
	Total	42,698	43,064	45,820	46,300	46,660	47,020	100	

* Source: Prepared by the California Department of Housing and Community Development at the request of the Humboldt County Association of Governments.

Figure 2-6

HUMBOLDT COUNTY BASIC CONSTRUCTION NEEDS

<u>Area</u>	<u>Construction Needed</u>			
	<u>1984- 1989</u>	<u>1984- 1990</u>	<u>1984- 1991</u>	<u>1984- 1992</u>
NORTH COUNTY				
Arcata	386	450	500	551
Blue Lake	37	42	47	51
Eureka	543	633	706	778
Trinidad	20	23	26	29
North County Unincorporated	1,731	2,046	2,293	2,539
SOUTH COUNTY				
Ferndale	61	70	77	83
Fortuna	368	432	481	531
Rio Dell	58	67	74	82
South County Unincorporated	314	366	407	452
COUNTY TOTAL	3,518	4,129	4,611	5,096

*Source: Prepared by the California Department of Housing and Community Development at the request of the Humboldt Association of Governments.

(Res. 85-55, May 7, 1985)

2430 GOALS AND POLICIES

OVERALL GOAL:

To provide adequate housing and a satisfying living environment for all segments of the community.

1. Goal

To promote citizen participation in the decision making process regarding housing in Humboldt County.

2. Policies

- A. The County shall provide for education of the public to motivate them to participate in the planning process.
- B. The education of the public shall be provided prior to public hearings on the plan proposals in adequate time to insure informed participation.
- C. The education of the public shall be provided through, but not limited to:
 - Citizens Handbook
 - Print and electronic media
 - Public meetings.
- D. The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.
- E. The Commission procedures shall be prepared in a format and language that is clear and readily available to the public.
- F. The County shall encourage the formation of citizen organizations to provide input on specific matters in a format consistent with the adopted policies and procedures.
- G. The County shall encourage the development of Community Plans consistent with overall County policies in the Framework Plan (Volume I of the General Plan).
- H. The County shall insure that the variety of views within an area are taken into consideration, to the extent expressed.
- I. Community preferences for urban and urbanizing areas, which otherwise are consistent with the overall County policies, shall be given preferential consideration.

- J. The Commission shall provide notification of meetings adequate to insure public participation consistent with the goals of this program.
- K. The meetings of the Planning Commission, whenever practical, shall be held in the geographic areas under consideration, or where the meetings of the Commission concern countywide issues as addressed in the Framework Plan, such meetings shall be held in the regional centers most representative of the issues to be addressed.
- L. Public hearings shall be organized to provide public opportunities to evaluate alternative proposals and participate in the choice of the preferred alternative.
- M. The costs of review shall be minimized, consistent with the requirements of this section by the following:
 - review on an exception or "consent calendar" approach;
 - focusing testimony and comments on specific issues being addressed.
- N. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.
- O. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters. (See General Plan Volume I Section 1500 Planning and Coordination for the complete set of goals, policies and standards covering citizens' participation in the planning process.)

3. Goal

To strengthen coordination between public and private agencies.

4. Policies

- A. The County shall develop and maintain a housing stock inventory.
- B. The County shall foster greater responsiveness to public needs.
- C. The County shall provide centralized public access to all relevant documents and information regarding housing activities.
- D. The County shall promote standardization of housing and zoning terminology throughout government and the housing industry.
- E. The County shall encourage private developers, builders and financial institutions to work with public agencies in formulating strategies to solve local housing problems.

5. Goal

To provide for adequate sites for all types of residential development.

6. Policies

- A. The County shall develop and maintain a housing site inventory.
- B. The County shall encourage and be receptive to new and experimental techniques to facilitate optimum utilization of available sites.
- C. The County shall initiate appropriate plan and zone amendments which allow increased residential densities in areas that currently have full urban services.
- D. The County shall facilitate compatible mixed residential and commercial uses.
- E. The County shall designate sites for varying types of residential development in the Community Plans.
- F. Utilize the T Combining Zone to the maximum extent feasible, except when such development would be incompatible with existing development as determined by existing zoning or public participation in the hearing process. (Rev. 11-25-86)

7. Goal

To conserve existing housing through maintenance and rehabilitation.

8. Policies

- A. The County shall encourage citizens to make partial repair of their dwellings without being required to rehabilitate beyond their economic means.
- B. The County shall support tax programs which encourage citizens to maintain and repair their homes.
- C. The County shall support the combination of private and public money to provide opportunities for financing not otherwise available to low and moderate income persons.
- D. The County shall apply sensible and flexible housing standards to allow low-cost rehabilitation and repairs consistent with health and safety requirements.
- E. The County shall develop housing replacement requirements for people displaced by rehabilitation, condemnation or condominium conversions.

- F. The County shall endorse programs whereby students gain practical home construction, repair and weatherization techniques by repairing existing housing stock in the community.
- G. The County shall encourage and support programs that preserve and/or restore the unique character of older residences and neighborhoods.
- H. The County shall encourage relocation, rather than destruction, of sound older housing threatened by development.
- I. Public funds for the rehabilitation of low-income rental housing shall ensure that these rehabilitated units remain part of the low-income housing stock.

9. Goal

To utilize techniques and programs which will reduce costs of new residential construction.

10. Policies

- A. The County shall support the use of innovative methods that make more efficient use of land.
- B. The County shall encourage the use of financial leveraging of public and private funding to construct owner-occupied and rental housing.
- C. The County shall review and streamline the permit application process on an ongoing basis, in all departments involved, in order to shorten the time required to process all permits, and to provide adequate information to prospective builders and developers.
- D. The County shall encourage the use of low-cost, energy efficient, low-consumptive housing designs, materials and construction methods that reduce costs.
- E. The County shall form or contract with a non-profit housing corporation.
- F. The County shall encourage and support development by non-profit housing sponsors.
- G. The County shall assist developers in using state and federally funded housing programs.
- H. The County shall provide maximum opportunities for owner/builders to economize by doing what they can for themselves.

11. Goal

To encourage resource-conserving site utilization and dwelling unit construction techniques.

12. Policies

- A. The County shall discourage further encroachment by non-resource oriented development upon agricultural and other natural resource production lands;
- B. The County shall encourage the maximum use of natural terrain in subdivisions, and smaller minimum lot sizes, where appropriate, in residential zones.
- C. The County shall encourage the rehabilitation, rather than condemnation, of deteriorated housing.
- D. The County shall encourage the use of alternative energy resources such as solar and wind power, with consideration for solar and wind rights in residential developments.
- E. The County shall consider house solar orientation and energy effective landscaping during the review process.
- F. The County shall support active experimentation with water-conserving waste disposal systems, energy systems, dwelling designs, and uses of recycled materials for building.
- G. The County encourages future development based on energy efficient travel patterns and the location of existing services.
- H. The County, recognizing the need of tenants for energy efficient housing, shall encourage the weatherization of rental units.
- I. The County shall rezone lands designated for residential development under the General Plan to optimum development potential as soon as public sewer and water services become available. Until funding for expansion of public sewer and water facilities in the underdeveloped areas designated for urban development and urban expansion are obtained, the County will maintain zoning densities that reflect State and local health policies for individual wells and/or sewage disposal systems.
- J. The County shall provide for development of single mobilehomes and mobilehome parks in residential zones throughout the community in accordance with the requirements of Government Code Sections 65852.3 and 65852.7 and consistent with General Plan/Community Plan residential land use densities.
- K. The County shall seek Federal and State funding for improvements to and expansion of sewer and water lines and facilities for community planning areas and coastal communities.

13. Goal

To promote simplification, flexibility, diversity and imaginative application of housing and zoning regulations which will allow the construction or maintenance of varying types of housing developments by the public and private agencies.

14. Policies

- A. The County shall provide the library with a number of simplified and functional house plans approved by the County, that allow the construction of low and moderate cost housing.
- B. The County shall encourage experimentation with new concepts in housing construction, designs, styles and ownership patterns.
- C. The County shall mitigate regulatory problems and amend the housing codes to reflect acceptable alternative methods.
- D. The County shall support alternative owner-built/owner-occupied housing which does not infringe upon public health and safety.
- E. The County shall promote helpful attitudes by regulatory agencies in order to encourage voluntary compliance with the regulatory process.
- F. The County shall promote flexibility in parking requirements for housing developments, especially for seniors and in areas with public transportation.
- G. The County shall provide the opportunity to consider the temporary placement and use of a second dwelling unit in excess of densities permitted in this General Plan in cases where specified findings can be made that there is legitimate hardship.
- H. The County shall encourage the development of presently under-utilized residential parcels served by public sewer and water for optimum development potential under the zoning ordinance.
- I. The County shall provide for development of secondary residential units in accordance with the requirements of Government Code Section 65852.2 as set forth in Humboldt County Ordinance 1633 adopted March 13, 1984.
- J. The County shall provide for density bonuses for developments containing at least 25% of the units for low or moderate income households or at least 10% of the units for lower-income households as provided in Government Code Section 65915.

15. Goal

To assist housing consumers and special population groups.

16. Policies

- A. The County shall encourage realtors, landlords and other groups to eliminate housing discrimination.
- B. The County shall actively assist the Humboldt County Housing Authority to develop and implement programs to assist minorities, families with children, low and moderate income, elderly and handicapped persons to secure housing.
- C. The County shall promote housing and support services for elderly and handicapped persons which encourage an independent lifestyle.
- D. The County shall investigate the need for an ordinance prohibiting age discrimination in housing.
- E. The County shall encourage the development of the local capacity to package Federal and State loans and grants.

17. Goal

To provide for affordable housing.

18. Policies

- A. The County shall encourage further construction of Federal and State assisted housing in diverse areas of the County.
- B. The County shall provide for low and moderate income, senior citizen and handicapped housing in new housing developments.
- C. The County shall support the preservation of existing, and encourage the construction of new low-cost rental units.
- D. The County shall encourage self-help housing programs.
- E. The County shall encourage new multiple-unit housing developments to build a certain percentage of their units for sale or rent at below-market rates for low and moderate income families by providing a density, or other incentive bonus.
- F. The County shall challenge, consistent with health and safety, State and Federal mandates which inhibit local ability to provide for affordable housing (e.g., increased building regulation standards).
- G. The County shall put an Article 34 referendum on the ballot upon request of a government agency or a citizens group willing to campaign for such a measure.
- H. The County recognizes and supports the rights of tenants to secure habitable housing.

- I. The County shall actively pursue all possible funds to maintain and create low-cost housing.
- J. The County shall require the inclusion of residential units for low and moderate income families in new developments within the coastal zone, where feasible, pursuant to Government Code Section 66590.
- K. The County shall require the replacement of housing occupied by low and/or moderate income families when converted or demolished within the coastal zone, where feasible, pursuant to Government Code Section 66590. (Res. 85-55, May 7, 1985)

2500 RURAL LAND USE

2501 Overview

This segment of the general plan provides policies for the development of resource production lands, public recreation areas, and other rural lands available for residential, recreational and commercial uses.

Rural areas are identified in the General Plan as being outside of areas designated as suitable for urban development (Urban Development Areas, see Section 2633).

Development within the rural areas of the County will be dependent in part on the protection of economically viable resource production lands from incompatible uses. This suggests that a reduction in allowable densities may occur in some instances. To facilitate the need for an increasing parcel inventory, increased densities within and adjacent to previously developed areas will be allowed.

Figure 2-7 summarizes some of the chief characteristics of the land area in Humboldt County. However, caution should be used in examining the information in this Table. Detailed up-to-date acreage figures on land ownership, use, and zoning are not readily available. Most of this information is constantly changing and there can be considerable overlap between categories. For example, during the TPZ zoning process, many isolated scattered blocks of federally owned lands were zoned TPZ in anticipation of their eventual transfer to private owners. Other TPZ lands continue to be added to various parks systems. Since this table was compiled from the most recent information in the Planning Department files, these figures should be considered approximate.

Figure 2-7

HUMBOLDT COUNTY LAND AREA

AREA	ACREAGE	% OF TOTAL
Total County	2,286,720	100%
State and Federal Public Lands Devoted to Timber Production	485,191	21%
State and Federal Public Lands Not Devoted to Timber Production	145,655	7%
Total State and Federal Public Lands	630,846	28%
County Parks	478	.02%
Incorporated Cities	23,143	1%
Timberland Production Zone	991,609	43%
Agricultural Preserves	198,814	9%
Areas designated for rural development (outside of Community Planning Areas)	131,471	6%
Community Planning Areas excluding Coastal Zone Area Plans	100,480	4%
Lands designated for Agriculture** (not in Williamson Act Contracts - Force Figure)	209,879	9%

See notes in text in Section 2501

** This Force Figure is a calculation, not an acreage count.

2510 **TIMBERLANDS**2511 **Background**

Timber and agricultural production are similar in that both are dependent on the quality and character of the land, and the degree of management that is practiced. The true resource is the soil, topography, climate, and that which exists upon the land as a product of the above factors. Management technology is an interrelated human resource which greatly affects the productivity of the primary resource, the land. Humboldt County contains extensive areas of forestland which rank among the most productive in the world. Consequently, management practices can have a profound effect on productivity gains and employment.

The 1978 Economic Development Action Plan and Strategy for Humboldt County states that the timber products industry is at a critical stage in its development. There is the opportunity for the timber industry to stabilize the economy if, at a first step, adequate raw materials are available. To quote from the Action Plan, "This means that there should be a commitment to grow and harvest timber on all good timber lands." Through Humboldt County's implementation of the Timberland Production Zone (TPZ), nearly one million acres of good forestland were placed in a zone which provides reduced tax assessments in exchange for a devotion to timber growth and harvest and compatible uses.

Although competition among various land uses is escalating, the Timberland Production Zone provides relative assurances that uses allowed within the affected timberlands will be consistent with local needs in resource economics, open space, and compatibility of uses. TPZ classification provides a static productive land base from which accurate timber supply projections can be made.

The Action Plan indicates that a significant portion of the County's timberlands are not fully productive and recommends a sizeable investment to be made for realization of productive potential. Given the social and economic benefits of added productivity the General Plan supports the efforts which promote this goal. This is a primary consideration, especially when land values are increasing to a level where pressure is created for alternative uses of unequally productive lands.

Approximately 43% of the total land within the County is classified Timberland Production Zone. In addition, about 20% of the County's total acreage is managed by timber production oriented public entities. The combination of these factors provides a stable resource base for manufacturing facilities, maintenance of a viable labor force, and fulfilling lumber demands.

In the summer of 1981 the Planning Department prepared the Timberlands Policy Background Study which received considerable input and testimony

during the technical workshops and hearings. The County Planning Commission approved this draft document for inclusion in the General Plan Hearing Draft after considering additional options and information presented in public workshops.

The study contains available resource inventories to give an overview of the timberland resource base of the County. It has been determined that creation of forestland holdings smaller than 160 acres can have positive impact to future growth and harvest, provided that the owners of the created parcels actively pursue a timber management program, do not engage in uses which inhibit or detract from timber production, and make cost effective investment to the resources. Size of parcel may dictate how fast it can or will be brought under complete management, but this has to do, in large measure, with the means and resources the land owner has at command. "Owner intent" is a much more important consideration in this situation. If an owner is intent on producing timber he will eventually bring all of his land, regardless of size, under management to meet that objective.

2513 GOAL

To actively protect and conserve timberlands for long-term economic utilization and to actively enhance and increase county timber production capabilities.

2514 POLICIES

1. Timberlands shall be retained for timber production, harvesting and compatible uses, and reclassification of Timberland Production Zones (TPZ) shall be done in accordance with statutory requirements.
2. Avoid, wherever practical, the location of any state or local public improvements and any improvements of public utilities, and the acquisition of land therefore, in Timberland Production Zones where the project will have a significant adverse effect on the production of timber.
3. Encourage the long-term management of timberlands.
4. Support the use of forest improvement programs, whether funded publicly or privately, whether in a TPZ or other forestland.
5. Affirm and support the public services provided by County government which are necessary in maintaining a viable forest products industry.
6. Encourage, consistent with the Rural Development Section 2550, improved site productivity, timber growth and harvesting through intensive forestry management.
7. The County supports zoning correction of land from the Timberland Production Zone when it can be found that:
 - A. The original inclusion was in error or inappropriate; or

- B. The conversion is necessary to provide for the logical expansion of an existing community.

2515 STANDARDS

1. Definition: The Timber Production designation shall be restricted to those parcels originally zoned Timberland Production Zone. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.
2. See Land Use Designations Section 2721.
3. Conversions for the expansion of a community shall be in conformance with the findings required in the Government Code.

2520 AGRICULTURAL LANDS

2521 Background

Agriculture has historically been one of the major resources of Humboldt County. Approximately 690,000 acres or nearly a third of the total land area in the County is directed to some type of agricultural use. About 67,000 acres of land is classified as being under intensive farming (e.g., harvested cropland and cropland used only for pasture), while an estimated 605,000 acres of land is used primarily for grazing related purposes (e.g., pastureland and rangeland). The high rainfall, fertility of the soil, marine climate, and soil depth make some of the County's agriculture land highly productive: the economic value of agricultural production topped 44 million dollars in 1981. The more profitable, intensive agricultural practices generally occur on the more fertile land, on manageable parcels, with ample water supply. Although upland grazing is the predominant agricultural practice in Humboldt County and requires vast acreages for profitability, it tends to involve non-prime quality land in the remote areas which are subjected to competition from possibly competing land uses.

Significant agricultural resources are located near the cities of Arcata, Fortuna, and Blue Lake, as well as around McKinleyville, Dow's Prairie, the Eel River Delta, Metropolitan, Holmes, Willow Creek, Orleans, Mattole Valley, Garberville, Petrolia, Honeydew, Ettersburg, Bunker Hill, Table Bluff, Bear River, Alderpoint, Blocksburg, Harris, Pepperwood, Redwood Creek drainage, and many other areas. The importance of agricultural land is unquestionable; yet, during the past several decades, nearly 100,000 acres of land has undergone land use changes due to subdivision activity. The County is currently attempting to slow down the agricultural land conversion process by supporting the Williamson Act Program. Nearly 200,000 acres of land in the County is presently under this program. Humboldt County will continue to support the Williamson Act, as well as other measures to discourage the loss of agricultural land.

The change in the use of agricultural land is a complex process, but it includes at least some of the following components: (1) agricultural land converted to roads, houses, shopping centers, industrial and commercial structures, public institutions, recreational facilities and parks; (2) land divided into parcels too small to conduct productive and profitable agricultural operations, and (3) land fallen idle due to land use incompatibilities and speculation.

Due to the fact that there is a net importation of agricultural products into the County, there is a need to: provide for the future production of essential food supplies; promote the continued presence of agriculture in Humboldt County, and; conserve and utilize lands where agriculture is or can become economically viable. Many opportunities exist on smaller parcels through non-traditional crops, intensive management and the operator's commitment to agriculture, to significantly contribute to the County's agricultural production. Much of the rural land in the County has the potential for a variety of agricultural uses.

This can be achieved through: (1) establishing stable land use boundaries; (2) limiting the conversion of agricultural lands; (3) developing lands not suited for agriculture prior to the conversion of agricultural lands; (4) assuring that nonagricultural development will not impair agricultural viability and productivity; (5) maximizing the effectiveness of agricultural zoning and Williamson Act program; (6) supporting vegetation management programs, and monitoring the farmland conversion process; (7) reducing the incidence of livestock depredation; (8) encouraging intergovernmental cooperation in addressing agricultural issues, and (9) encouraging appropriate local agricultural products processing facilities.

2522 GOAL

The optimum amount of agricultural land shall be conserved for and maintained in agricultural use to promote and increase Humboldt County's agricultural production.

2523 POLICIES

1. Agricultural lands shall be conserved and conflicts minimized between agricultural and non-agricultural uses through the following:
 - A. By formulation of logical boundaries separating urban and rural areas and when necessary, buffer areas to minimize land use conflicts.
 - B. By focusing future conversions in areas where land use conflicts would not threaten the viability of existing agriculture.
 - C. By promoting in-filling to achieve a more logical urban/agricultural boundary.
 - D. By allowing development of uneconomical or marginally viable agricultural lands, or agricultural lands already severely

limited by conflicts with urban uses to limit the market pressures for conversion of more productive lands.

- E. By assuring that public service facility expansions and non-agricultural development do not inhibit agricultural viability through degraded water supplies, access systems, air quality, and other relevant considerations, such as increased assessment costs.
 - F. By broadening the utility of agricultural preserves and the Williamson Act Program to accommodate and encourage intensively managed farms.
- 2. The conversion of economically viable agricultural lands shall be monitored and reported annually.
 - 3. In-filling shall be encouraged for all development.
 - 4. Prime agricultural land should be retained in parcel sizes large enough to provide for an economic management base.
 - 5. The County shall support predator control programs to reduce livestock depredation.
 - 6. Vegetation management programs (controlled burning, etc.) shall be supported where they improve the availability and quality of rangeland for livestock and wildlife, reduce the hazard of disastrous wildfires and increase water quality and quantity.
 - 7. Areas with general plan designations of Agriculture Exclusive should not be annexed to cities or service districts providing sewer service unless it is in the public interest.
 - 8. The County Planning Department and Board of Supervisors will request the Local Agency Formation Commission to utilize the County's General Plan in advising the County on the appropriate level of services to be provided in the County's unincorporated areas.
 - 9. Agricultural production requiring smaller parcels and more intensive management, including aquaculture shall be encouraged wherever feasible consistent with the Rural Development Section 2550 and other policies of this section.
 - 10. The conversion of agricultural land should only be considered where continued agricultural production is not economically feasible and proposed development is consistent with Remote Rural Development Section 2550.
 - 11. Affirm and support the public services provided by County Government which are necessary in maintaining a viable agricultural products industry.

2524 STANDARDS

1. (See Land Use Designations Section 2722 and 2723).

2530 MINERAL AND ENERGY RESOURCES**2531 Background****1. Metallic Minerals**

Humboldt County is one of the most geologically complex areas in the State. Gold mining became one of the first important industries in this area. Other minerals such as copper, chromium, silver and zinc were also once produced. One example is the Horse Mountain Copper Mine which operated from around 1907 to 1929. In the past, metallic mineral production varied according to national economic trends.

Presently very little metallic mining is occurring. High production and manufacturing costs limit the prospects for commercial utilization of these minerals. There is only qualitative data available on Humboldt County's metallic minerals. However, an inventory is being done statewide by the State Division of Mines and Geology that will supply more information on the State's metallic resources. For Humboldt County the inventory is estimated to be completed by 1992.

2. Construction Materials

Current County mineral resource production is primarily limited to sand, gravel and rock extraction. Since costs for these materials are mostly associated with transportation, operations are usually located close to rural and urban development areas and used locally.

Gravel bars and deposits from the large stream and flood plains supply most of the gravel needs of the County. Sand is removed from the north spit of Humboldt Bay. Throughout the County, there is rock material suitable for road beds. This is used extensively by the County Public Works as well as the timber industry. There are few locations of high quality rock necessary for rip rap material and jetty construction. New sources of this material are in demand. Other materials such as limestone and clays have been utilized for various purposes in the past but the demand is presently very limited. Sand, gravel and rock, being necessary to construction and development, are an essential component for the continued well-being of the County. They are the basis for much of the construction materials for roads, concrete, streambank protection, erosion control, septic systems and passive solar projects. Importation of these materials would raise costs and negatively impact the development and maintenance within the County. It is important to protect specific sites and haul routes against land use incompatibilities to assure the continued utilization of this resource.

As a part of the data base the mineral resources map locates sand, gravel and quarry operations as well as access routes to major arterial roads. This map will be reviewed when processing permits to avoid land use incompatibilities.

3. SMARA

The State Surface Mining and Reclamation Act of 1975 (SMARA) brought about a State policy for the reclamation of mined lands. That policy requires local governments to obtain reclamation plans as a condition for granting the permits required before surface mining may proceed. Minimum standards have been set forth by the State for both the surface mining permit and the reclamation plan. Humboldt County has adopted its Ordinance #1373 to fulfill this State requirement.

Standards prevent new mining operations from becoming nuisances to nearby communities and prevent problems of traffic, noise, water quality or visual degradation.

4. Oil and Gas

Oil and gas seeps have been known in the County since the mid-1800's. Most of these seeps are associated with the pre-tertiary beds in the Petrolia area. One of the earliest wells in California was drilled in 1862 near Petrolia, and probably 50 wells have been since drilled in that area. The oil is apparently associated with shear zones, and only about 350 barrels of oil were ever recovered. Consequently there is at present no oil production or accompanying facilities.

Onshore exploratory drilling for oil and gas has the potential to increase substantially over the next five years. The County presently has one producing dry gas field, Tompkins Hill, which is outside the coastal zone north of Fortuna. Two abandoned gas fields, Table Bluff and Grizzly Bluff, occur in the coastal zone in the Eel River Planning Area.

A variety of impacts are associated with onshore oil and gas wells: road construction and maintenance; solid and water waste disposal, including harmful, hazardous, or toxic materials; visual, noise, and safety concerns, air quality, habitat disruption, and, site restoration.

5. Hydropower

Section 3300 of the General Plan describes the surface waters in the County. Enormous quantities of water flow in creeks and streams which could be developed into hydroelectric generating sites. The estimated potential of the sites for which there have been preliminary applications filed as of May 1982 is about 250 million k.w.h. per year or about 1/3 of

the electricity presently used in Humboldt County. However, this interest in hydro-development in the County is a recent occurrence and presently hydro facilities are not yet operating in the County. Matthew's Dam at Ruth Lake was completed by Humboldt Bay Municipal Water District in early 1983 and will be supplying slightly over one megawatt of electricity or about 1% of the area's electricity needs.

A recent study, An Analysis of Small Hydroelectric Planning Strategies, lists many potential negative environmental impacts of hydroelectric development, including: soil damage and erosion and siltation caused during construction, loss of fish and wildlife habitat, and incompatibility with recreational uses. However, these impacts are usually more severe with larger projects.

Access to roads and transmission lines are the major barriers to full development of environmentally sound hydroelectric projects.

6. Wind Energy

There are several areas in Humboldt County with topographical features indicating excellent wind potential which could possibly support a few, very small scale wind systems as well. There has been little actual monitoring of wind; however, monitoring of Arcata and Eureka shows very low potential at both sites.

A recent report, Wind Energy Assessment for Northwestern California: Three Interim Reports, indicates developable wind potential at three of the six sites tested in Humboldt County--specifically Barry Ridge, Cape Mendocino and the Mattole River.

Actual development of the wind resources in the County has been quite limited. Only three wind machines are operating and selling at least some of the output to PG&E. These are located in Arcata and Eureka which are not good wind sites. Numerous family sized units, not feeding electricity back into the utility grid, are also operating throughout the County, especially in remote locations without electric services.

Since most of the meteorologically identified wind resource areas are in remote areas of the County, major limitations to development will also be access to adequate transmission lines and access to the sites.

7. Biomass Energy

Perhaps the most abundant alternative energy resource in the County is biomass or energy production from burning decay, or fermentation of wood, crops and/or biological wastes.

Producing electricity from lumber yard wood waste has been well developed by most of the area's lumber mills. Several are able to meet all of their internal electricity needs and sell surplus power to PG&E. Others utilize the waste heat produced to supply heat for mill processes and operations; even further reducing their requirements for non-renewable energy sources.

Because of the high utilization of lumber mill wood waste any added biomass-to-energy facilities will have to secure wood fuel supplies, the most likely being the very large amount of slash and logging residues which are presently burned or landfilled. Economical collection methods are being developed. More information is needed on how much potential is available from this source.

Biomass conversion to liquid fuels such as alcohol might be marginally economical to develop and has the added problem of a low and unstable price for the finished product.

Biomass conversion to electricity has environmental side effects of air and water pollution, large water use, and truck traffic. Most of these problems can, however, be adequately controlled and would probably not pose a barrier to development in Humboldt County.

8. Solar Energy

One of Humboldt County's most abundant renewable resources is solar energy. This area has lagged behind the rest of the state in development of this resource, probably because of the misconception that solar use would not work because of the foggy conditions along the coast.

Low temperature uses, such as greenhouses, and hot water systems are cost effective in many residential applications. Multi-family buildings and electric hot water heating displacement are the two most cost effective applications for solar hot water heating.

New construction could be designed to substantially increase the use of solar energy to heat houses. See Section 2400, Housing, for policies relating to solar energy use in planning and designing new construction. Photovoltaic cells convert solar energy to electricity. Most other areas of the state have had less development in this technology than in Humboldt County because costs for the technology are still high. However, in remote locations without present electric services photovoltaics are a viable alternative. Very little is known about how many remote homes have photovoltaic systems, however, manufacturers and dealers report the highest level of sales in this county than anywhere else in the state.

Solar energy uses have few, if any, associated environmental problems and could be considered the cleanest source of energy yet developed. Because of the potential for solar energy in the county, it is important to protect solar access in planning development.

9. Conservation

Conservation makes our energy use more efficient and is often overlooked as a resource. It is a resource because it frees up energy to be used efficiently somewhere else. As a resource it is diffuse, being located in every energy using building or process or vehicle. The sections of this plan dealing with housing and circulation further elaborate on the benefit of conservation and what would be done to encourage it.

2532 GOAL

1. To assure the long-term availability of adequate supplies of mineral resources, to protect mineral resource areas from incompatible land uses and to minimize adverse environmental impacts.
2. To move toward self-sufficiency in energy use, with maximum reliance on local renewable resources for local energy needs.

2533 POLICIES

1. Maintain and update maps of the County's identified mineral deposits.
2. Plan future development such that it will not interfere with the utilization of identified mineral deposits.
3. Ensure adverse environmental effects are prevented or mitigated to the fullest extent feasible and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative land uses under the General Plan.
4. Encourage the production and conservation of minerals, while preserving to the maximum extent feasible the values relating to recreation, watershed, wildlife, range and forage, science, and aesthetic enjoyment.
5. Ensure elimination of residual hazards to the public health and safety.
6. Prevent the disruption of community character in siting and planning mineral resource extraction operations.
7. Require mineral haul routes to avoid incompatible areas such as landslides, highly erodible soils, residential areas, and schools, if feasible.
8. Permit conditions for mineral extraction operations should address allowable dust and noise levels, hours of operation, fencing, traffic, access, setbacks and other means to reduce conflicts with adjacent development.
9. Extraction of instream sand gravel is not to exceed the average annual replenishment level (annual bedload), except when the bedload left from a previous flood is greater than the average annual replenishment

or if the projects emphasize fishery enhancement, flood control or bank protection.

10. Bank protection shall be permitted to: (1) Maintain necessary public or private roads, (2) Protect principal structures in danger from erosion, (3) Protect lands designated Agriculture-Exclusive from erosion.
11. Evaluate significant water diversion projects which would reduce the replenishment rate of gravel in streams as to the impact they would have on local mineral supply in Humboldt County.
12. The operation of borrow pits on Resource Production Lands (timber, agriculture) for non-commercial purposes is considered a principle use necessary to maintain the primary use of the land.
13. The subdivision to create parcels which are for the primary purpose of providing road and construction materials shall be consistent with this plan.
14. Oil and gas development shall be permitted consistent with the following:
 - A. The development is performed safely and consistent with the geologic conditions of the well site.
 - B. New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.
 - C. Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

2534 **STANDARDS**

1. Surface mining - See Surface Mining and Reclamation Act Ordinance, Title III, Div. 9, County Ordinance #1373.
2. Oil and gas.
 - A. Development associated with onshore oil and gas wells shall be permitted by conditional use permit in agricultural, timber, rural lands, industrial general and resource related industrial land use classifications.
 - B. A permit will be required for each drill site and a separate permit will be required for production facilities. Additional wells proposed for an approved drill site may be administratively

approved provided that they can be accomplished within the limitations and conditions of the original use permit for the drill site.

3. In submitting information for the initial study, the applicant shall include information sufficient to determine that the project will be so sited and designed to mitigate to the maximum extent feasible adverse environmental effects. Specifically the following shall be provided for:
- A. A Plot Plan for the entire area under lease or ownership, showing the relationship of the proposed facilities to ultimate potential development, and a map showing the relationship of contours, buildings, structures, and/or natural features;
 - B. the relationship of proposed facilities to existing facilities;
 - C. procedures for the transport and disposal of all solid and liquid wastes to meet discharge requirements of the Regional Water Quality Control Board;
 - D. grading plans and procedures for minimizing erosion;
 - E. where public views area affected by production facilities landscaping plans and measures for minimizing visual impacts;
 - F. fire prevention procedures;
 - G. air emission control measures, and
 - H. oil spill contingency procedures;
 - I. for production facilities, a phasing plan for the staging of development with indicates the approximate anticipated timetable and production levels for the project;
 - J. procedures for the abandonment and restoration of the site which provide for removal of all equipment, disposal wastes, and recontouring, reseeding and planting to conform with surrounding topography and vegetation.
 - K. In general, drill sites should generally not be established at a density greater than one per eighty (80) acres.
 - L. All solid and liquid wastes shall meet the discharge requirements of the Regional Water Quality Control Board.
 - M. Project shall meet all applicable air quality regulations.
 - N. All earthen sumps or other depressions shall be regraded to restore the area to its original condition.

4. Timberland Conversion - Must meet the requirements of the Forest Practices Act.

2540 PUBLIC LANDS

2541 Background

Lands in public ownership constitute a significant portion of the total land area of Humboldt County. Federal and State agencies are responsible for managing over 630,000, or nearly 28 percent of the total area of the County. This percentage falls far below the statewide average though, where the Federal Government alone owns almost 50 percent of the land in California. Public lands are managed under numerous different principles, ranging from resource protection and production to recreation. At the State level, and to some extent, at the Federal level, there is a significant amount of legislation passed each year that affects public lands. The legislation can also affect Humboldt County's planning and enforcement programs. While the County has no direct regulatory control over projects proposed on State and Federal lands, it does have the opportunity to comment on environmental documents and specific actions.

The General Plan establishes the Planning Commission as the advisory agency to the Board of Supervisors in commenting on public land proposals. This in turn will enable the County to actively coordinate its planning activities with the planning activities of public land agencies. As the principle advisory agency, the Planning Commission can transmit public concerns to the Board of Supervisors regarding numerous public land issues such as adequacy of management plans, land acquisition proposals, compatible land uses and access to public lands.

2542 GOAL

To encourage coordinated planning between the County of Humboldt and Federal and State agencies.

2543 POLICIES

1. The Planning Commission shall be utilized as the advisory agency to the Board of Supervisors in coordinating with planning activities of public land agencies.
2. The Planning Commission should be responsible for reviewing public land management and environmental documents.
3. The Planning Commission should encourage applicable public land agencies that prepare management plans to:
 - A. Ensure consistency with the General Plan.
 - B. Promote and protect adjacent private resource production lands.
 - C. Effectively utilize the multiple use concept.

- D. Emphasize the provision of low cost recreational opportunities, provided such opportunities do not compete with private enterprise.
 - E. Place priority on development and maintenance of facilities over future acquisition.
 - F. Maximize local employment.
4. Full fee acquisitions should only be supported by the County where the acquisition:
- A. Is a part of an adopted management plan; and
 - B. is within the management boundaries of the public lands, or is for the consolidation of management units; and
 - C. is made from willing sellers; and
 - D. is the last option after discussion with the property owner of all less than full fee alternatives.
5. Discourage acquisition and conversion of resource production lands to other uses.
6. The County shall not support acquisitions through eminent domain, unless it is found to be:
- A. The last option after the opportunity for mutual agreement has been exhausted; or
 - B. in the interest of public health, safety, and welfare; or
 - C. required to protect public rights; or
 - D. necessary to national security.
7. Development adjacent to multiple use public lands shall be consistent with applicable resource production policies of the General Plan.
8. Development in areas adjacent to public lands where resource production activities are not permitted shall be consistent with applicable rural development policies.
9. Development within community planning areas adjacent to public lands shall be compatible with the management doctrines of applicable public land agencies.
10. Subdivision of land within community planning areas adjacent to public lands should not be permitted, unless it can be found that creation and development of additional parcels will not be detrimental to the quality or activities conducted on public lands.




11. The County should encourage the provision of the maximum amount of access to public lands and waterways consistent with:
 - A. Public safety;
 - B. Nearby access;
 - C. Rights of private property owners;
 - D. Natural resource protection;
 - E. The Map Act.
12. The County supports the disposal of surplus public lands to private ownership.
13. Private ownerships designated Public Lands (P) may be developed, consistent with other regulations, where the proposed development is:
 - A. Consistent with the resource production policies; or
 - B. When in, or adjacent to a Community Planning Area, or Rural Community Center, consistent with existing or planned uses of the adjacent properties.

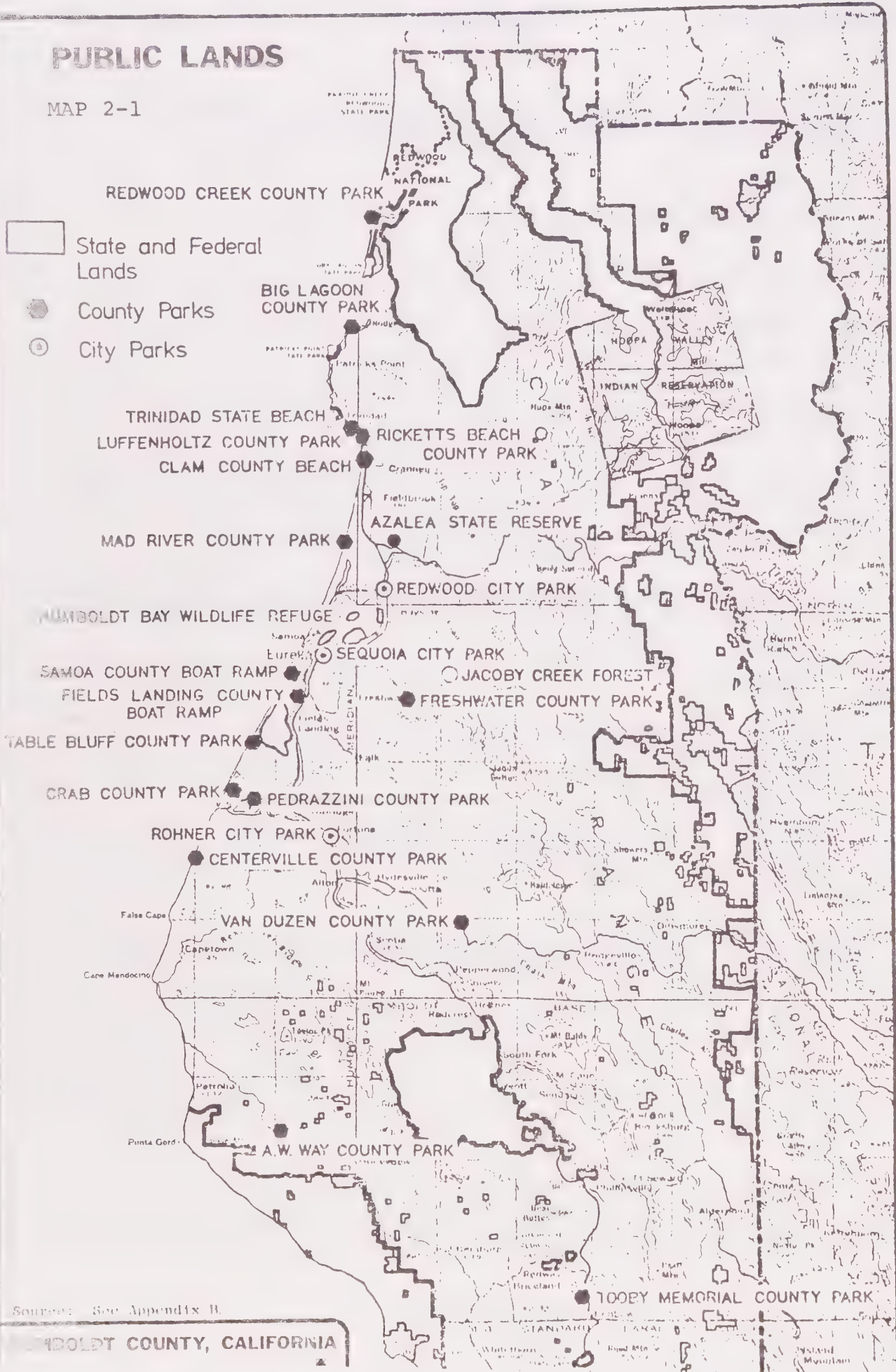
2544 **STANDARDS**

1. Public land "advisory agency" means a decision making body such as the Planning Commission that can transmit recommendations to the Board of Supervisors concerning the adequacy of public land management plans or other documents.
2. "Less than full fee acquisition alternatives" includes, but is not limited to the purchase of easements, development rights, major vegetation, or buffer areas.
3. "Resource Production Lands" are defined in the General Plan as Timberland or Agricultural land.

PUBLIC LANDS

MAP 2-1

-  State and Federal Lands
-  County Parks
-  City Parks



Source: See Appendix B.

HUMBOLDT COUNTY, CALIFORNIA

2550 REMOTE RURAL DEVELOPMENT**2551 Background**

Humboldt County is 3,573 square miles in size and contains over 2,287,000 acres. After deducting the total acreage in public ownership, incorporated cities, community planning areas, coastal zone and Timberland and Agricultural designations, there are over 200 square miles or 131,000 acres available for remote rural development. This area is approximately 6% of the total county area. Over 87,000 acres of this total was formerly large ranches which were subdivided into 20 to 100 acre parcels over the last 18 years.

Within this potentially available area for rural development (131,000 acres), there are presently about 3,500 parcels (excluding Shelter Cove). A current population of approximately 6,500 people is distributed over the Rural Lands, Timberlands and Agricultural land use designations. Over half of this remote and thinly distributed population is located in the southern third of the County.

Rural population trends historically rise or decline with the sentiment of a varied ownership pattern, as this is tied to social and economic values and opportunities. The growth assumption of this General Plan is not defined as a percentage per se, since it is not possible to predict growth with any accuracy over a long period of time. The philosophy of this plan is to define flexible growth densities within the General Plan land use designations so that zoning can provide the necessary community land development control.

The remote rural development background study examined a number of considerations relevant to the development of rural lands. The subject included: natural hazard areas (wildfire and slope instability), erosion, parcel supply, County services, and sensitive habitats. Although no single study element in itself is conclusive, in aggregate, the need for site-specific evaluation is demonstrated.

The study provided direction in establishing goals and policy considerations for planned development of rural lands. The policies support the need to maintain and conserve resource lands, reduce exposure to safety hazards, encourage a reduction in the cost of providing services, and conservation of energy. Future rural development should be encouraged to occur in or near previously developed areas or within proximity to roads which can bear additional use pressure. Lands containing sensitive habitats should be developed to densities consistent with the maintenance requirements of the habitat. Land developments should be designed to minimize erosion and sedimentation.

The land use planning process recognizes the benefits of intensive and alternative resource production pursuits. Such endeavors are encouraged to occur in areas where parcelization and land use pressures impact the viability of historic practices. Although these lands are subjected to residential and recreational uses, continued agricultural and timber

production are viable, and should be encouraged by appropriate land use and zoning designations, by adoption of policies and implementation which provide affordable parcels and by minimizing land use conflicts. Diversity and continued viability of resource production lands can lead to a sustained, stable local economy, employment, self-sufficiency, and innovation in maintaining a productive environment.

2552 GOAL

To provide for orderly development of rural lands consistent with the needs to encourage sustained resource production without land degradation; reduce public exposure to safety hazards; minimize costs of providing services; conserve energy; encourage recreational development on appropriate lands; and encourage development along existing public corridors.

2553 POLICIES

1. Lands adjacent to areas designated as agricultural and timberlands in the General Plan should be planned for uses compatible with agriculture and timber wherever possible.
2. Parcels in areas of Timber Site Quality III or higher should be retained for timber production or compatible uses wherever possible.
3. Lands containing sensitive habitats should be developed consistent with the maintenance requirements of the habitat. (Sections 3400-3433).
4. Lands which contain identified hazards shall be developed consistent with the objective to reduce public exposure to the hazards.
5. All development should be designed to minimize erosion and sedimentation.
6. Any development plan or concept should be given consideration, provided that the intent of the General Plan is carried out.
7. Cumulative impacts of water withdrawal from surface and groundwater sources and sewage disposal should be assessed during the zoning of all areas designated for Rural Development.
8. Community plans shall address the needs and standards for Cottage Industries within the urban development areas; in addition, standards for rural areas will be refined.

2554 STANDARDS

1. When TPZ is intermixed with areas designated as Agriculture Grazing (AG) the TPZ shall have a minimum parcel size the same as the minimum parcel size established for the AG designation but no less than 40 acres on Site III or lower, or 20 acres on Site I or II, whichever is less.

2. Establishment of incompatible uses on private lands (inholdings) within the boundary of national forests should be discouraged.
3. Land divisions within the following four areas as designated on the Biological Resources Map are restricted to 40 acre minimum parcel size to preserve these areas' natural values:

Horse Mountain
Kings Range National Conservation Area (KRNCA)
Scotia Bluffs
Luffenholtz Creek Bishop Pine Stand
4. All development within the boundaries of the Bureau of Land Management's KRNCA shall be consistent with the management plan.
5. Parcels not zoned TPZ in areas of predominantly Timber Sites III and above shall be timberlands designated "Agricultural Lands" for County planning purposes.
6. New tourist, commercial and retail outlets should be located within the Rural Community Center Land Use Designation or designated Community Planning Areas or other existing developed areas with development of a similar nature. (Res. 85-55, 5/7/85)
7. Development in areas subject to 100 year floods shall comply with applicable provisions of the County Flood Plain Regulations.
8. Densities should reflect road constraints, identified by the County Public Work Department.
9. Subdivision of land may be approved for residential purposes, if it can be found that:
 - A. There is proof of adequate water for domestic use (400 gallons per day minimum) and fire suppression (See 3291.4) provided through either:
 - 1) Certified dry weather tests of individual developed water supply systems on each parcel using wells, creeks, or springs (Res. 85-55, 5/7/85); or
 - 2) Four or fewer connections to a developed private water system including certified dry weather testing of source, storage and transmission facilities, with recorded easements and legal agreements; or
 - 3) Evidence of connection to a public water supply meeting the water works standards of the State of California.
 - B. There is proof that adequate sewage disposal capability will be provided through either:
 - 1) Individual on-site systems approved by the Humboldt-Del

Norte Health Department; or

2) Evidence of connection to a public waste disposal system.

C. Identification of building sites that are not subject to adverse impacts caused by: (Res. 85-55, 5/7/85)

1) geologic instability, steep slopes and erosion;

2) seismic activity; or

3) flooding.

D. Recorded access or other acceptable access to a publicly maintained road that is: (Res. 85-55, 5/7/85)

1) Adequate for ultimate development at planned densities; and

2) Adequate for use by emergency vehicles.

3) Not subject to adverse impacts caused by:

a) geologic instability, steep slopes and erosion;

b) seismic activity; or

c) flooding.

10. Findings a, b, and c of Section 9 may be replaced by the following:

a. All parcels created and any remainder are each in excess of 160 acres; and

b. The purpose of the parcels is resource production; and

c. A transfer of development rights for residential purposes executed in favor of the County of Humboldt. Note: Residential development rights may be reclaimed by meeting the standards in 9 a, b, and c. (Res. 85-55, 5/7/85)

11. Cottage industries are conditionally allowed in all rural land use designations.

12. Cottage Industries are considered a secondary use on a parcel involving the manufacture, provision of, or sale of goods and/or services, including Bed and Breakfast establishments, which:
- a. Are conducted by occupants on the premises and not more than 3 non-resident employees in a manner which does not substantially affect the primary use of the parcel; and
 - b. Does not require use of buildings or structures occupying more than 2 acres; and
 - c. Involves no sales of merchandise other than that grown or processed on the premises or merchandise directly related to and incidental to the industry; and
 - d. Would increase or maintain the viability of the existing principle use of the land, and shall not create noise, odors, smoke, or other nuisances which would adversely affect the surrounding area.

2600

URBAN LAND USE

Urban land use planning should occur in areas of the County characterized by dense patterns of development. In addressing urban land use, this section of the general plan discusses the community planning area principle, sphere of influence, and timing of urban development.

2610

COMMUNITY PLANNING AREAS

2611

Background

Community planning areas are designated in various areas of the County to allow for expanded public participation in the planning process. These areas contain the bulk of the County's population and urbanized land area. They also contain important agricultural and timberlands surrounding the developing areas. Coastal zone areas are excluded from community planning areas because detailed coastal land use plans have already been prepared. The preparation of revised community plans will begin after the adoption of the Framework Plan. Until a revised community plan is prepared for the entire community planning area (CPA), the rural land use policies of the Framework Plan apply to all areas within the CPA not presently within the extent of the existing community plan. For those areas within the boundary of the present community land use plan, the existing community plan land use designations shall apply as designated in the previously adopted community plan consistent with the other Framework policies in Volume I of this plan.

The preparation of revised community plans should provide direction for land use for the entire Community Planning Area (CPA). These policies should be consistent with Volume I - Framework policies and findings based on specific information provided through increased public participation.

2612 GOAL

To maximize the opportunity for local community involvement in planning, to develop an internally consistent general plan, and to meet the specific planning needs of individual communities, while giving due consideration to individual property rights.

1. Community plans for the non-coastal portions of the following areas shall be found in Volume II of the General Plan.

Jacoby Creek
Eureka
Freshwater
Fortuna
Willow Creek
McKinleyville (Update)
Blue Lake
Hydesville-Carlotta
Fieldbrook-Glendale
Garberville-Benbow-Redway-Alderpoint
Weott-Holmes-Stafford-Miranda-Myers Flat-Phillipsville
Trinidad-Westhaven
Orick
Orleans
Arcata
Shelter Cove
Rio Dell
Hoopa Valley Indian Reservation

2. Community Plans shall provide adequate information for the public to participate in the preparation and review process.
3. Community plans shall be internally consistent with the goals, policies, standards, and implementation programs of the Framework Plan.
4. Internal consistency does not preclude variations in the application of policy where adequate findings of local conditions and need are made.
5. Community plans shall identify the boundaries between urban and rural development.
6. Community plans shall apply Framework Plan policies in greater detail.

7. Where existing Community Plans do not include the entire Community Planning Area, the appropriate policies of Volume I (Framework) shall apply until a revised plan is adopted for those areas.
8. Community plans shall address the needs and standards for cottage industries within the urban development area; in addition, standards for rural areas will be refined.
9. The Community Plan process shall provide for the integration of city plans into the County General Plan.

2614 STANDARDS

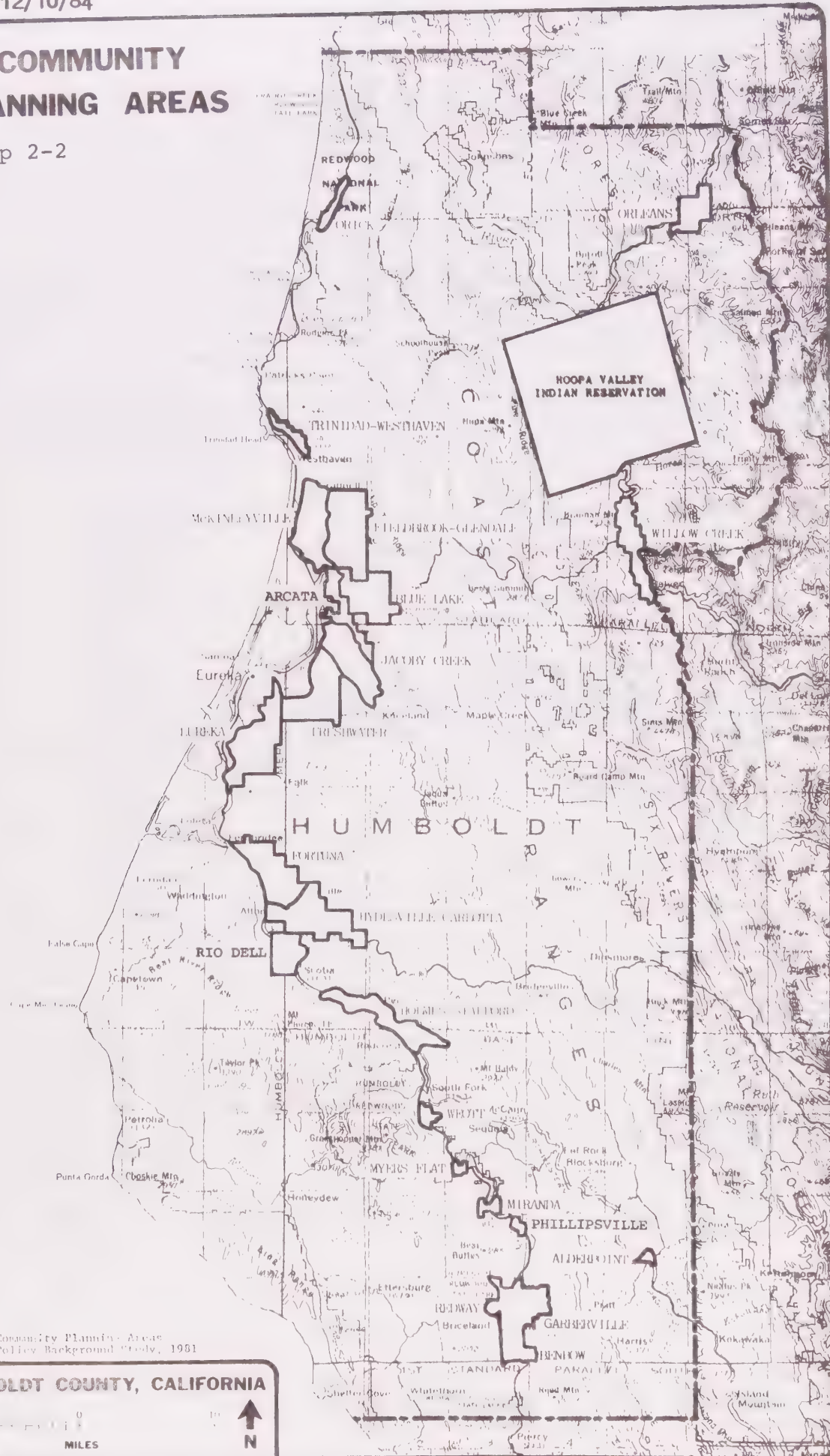
1. Community planning areas are designated for areas where local economic activities or characteristics, such as those listed below, require a greater detail in planning to guide their future development. These factors are:
 - A. Urban service availability
 - B. Parcels suitable for development
 - C. Commercial activities
 - D. Access to transportation corridors
 - E. Population centers
 - F. Population or economic growth
 - G. Local interest
 - H. LAFCo spheres of influence
 - I. Adopted general plans of incorporated cities.
2. Community plans should utilize the uniform set of land use designations included in the Framework Plan.
3. Community plans will be based on detailed land use and public facilities information.
4. Community plans should include circulation and drainage, and streamside management area provisions, as discussed in the Framework Plan.

2620 SPHERES OF INFLUENCE

Humboldt County's policies regarding community development must be viewed in the context of state law. In 1963, the State legislature passed the Knox-Nisbet Act (Government Code Section 54773-54921), which established the Local Agency Formation Commission (LAFCo) for each County. LAFCo was intended to provide a regional review of proposals for annexation, incorporation and special district formation. In Humboldt County, this State mandate has been fashioned into a method of encouraging orderly development through sphere of influence concept.

COMMUNITY PLANNING AREAS

Map 2-2



Source: Community Planning Areas
Policy Background Study, 1981

HUMBOLDT COUNTY, CALIFORNIA

10 0
MILES



A sphere of influence as defined by Government Code Section 54774 is "a plan for the probable ultimate physical boundaries and service area of a local governmental agency." The sphere of influence is basically used to stage urban expansion in a timely manner consistent with the provision of public services and community planning activities. It involves coordination with the County, cities, and communities to determine appropriate boundaries. Thus, the community planning effort of the County must be closely correlated to LAFCo's spheres of influence.

The following factors are considered by LAFCo in determining a sphere of influence:

- A. The maximum possible service area of the agency based upon present and possible service capabilities.
- B. The range of services the agency is providing or could provide.
- C. The projected future population growth of the area.
- D. The type of development occurring or planned for the area.
- E. The present and probable future service needs of the area.
- F. The present level, range and adequacy of the services provided to the area.
- G. The existence of social and economic interdependence and interaction between the area within the boundaries of a local governmental agency and the area which surrounds it and which could be considered the sphere of influence.
- H. The existence of agricultural preserves and the effect of maintaining the physical and economic integrity of such preserves.

2621 GOAL

To stage urban expansion in a timely manner consistent with the provision of public services and community planning activities of the County.

2622 POLICIES

1. Spheres of Influence and community plans shall be mutually compatible and supportive of one another for all applicable areas.
2. Data generated through developing spheres of influences should facilitate the preparation of community plans.
3. The Planning Department shall coordinate with LAFCo to improve information on public service availability, capacity and needs, demographics, and development patterns.

2623 STANDARDS

1. "Sphere of Influence" means a plan for the probable ultimate physical boundaries and service area of a local governmental agency.
2. See Standard 1, Section 2614 of the General Plan for definition of a Community Plan.

2630 DEVELOPMENT TIMING**2631 Background**

In order to assure, insofar as possible, the orderly and harmonious development of the urbanizing areas of Humboldt County, it is necessary to devise a means of studying and planning for the physical growth of these areas. In the past, development in the unincorporated part of the County had been initiated by individual efforts of each of the specific growth areas. As a result, the full potential of advanced planning was not realized, and reactionary courses of action were taken.

The development timing measures in the General Plan indicate where, how and under what conditions urban development should take place. These measures involve a unique partnership between the County, Local Agency Formation Commission, the cities, special districts, and community members. Some issues to be addressed by this partnership include:

1. Timing growth to be consistent with public service capacity.
2. Arranging urban land uses to the benefit of the community, while giving due consideration to individual property rights.
3. Estimating the amount of development that can be absorbed and its relationship to the environment.

These issues and others that may be identified will be addressed in those regions of the County that are located within community planning areas. As stated in the previous section, planning areas contain the most densely populated communities in the County. Thus, the use of a community planning approach will allow for expanded public participation in determining the timing, intensity, and location of future development.

The development timing system will be applied to the community planning areas in a flexible and dynamic manner, responsive to community needs. Basically, this system sets the framework with which to designate regions for urban development and expansion (those regions are referred to in the general plan as urban development and expansion areas).

An urban development area contains land developed to a density of one or more dwelling units per acre. This area is typically provided with public water or sewer services and constitutes an identifiable urban community, substantially more developed than surrounding lands. Urban density requirements and land use designations apply to the urban development area.

The basic premise behind the establishment of such an area is to concentrate physical development in a region that can be most effectively and economically provided with necessary public services.

Closely related to the urban development area is the urban expansion area. The urban expansion area can be viewed as a phased extension of urban development. The concept is to hold land within the expansion area in reserve at rural densities until necessary facilities and services are provided that can support urban level development.

A fundamental objective of establishing areas for urban development and expansion is to direct community development to locations dictated by the free market and best equipped to handle growth. Urban growth can be handled, for example, in regions provided with adequate public water and sewer facilities, roads and streets, or electricity, etc. The purpose of utilizing the development timing policies of the general plan is to time development and public services in a manner that will be most effective, and economical for Humboldt County. Specific land use policies will be formulated after an extensive program of citizen participation.

2632 GOAL

To accommodate expected population growth and the resulting urban development, while achieving maximum efficiency in the provision of orderly and economic services with the least adverse effect on the environment.

2633 POLICY

Urban Development

1. An urban development area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features.
2. Lands located within the urban development area should be suitable for development at a density greater than one dwelling unit per acre, where public sewer services with necessary capacity are provided. Lands connected to public water systems shall also be considered a part of the urban development area.
3. The utilization of on-site sewage disposal systems shall not be acceptable in the urban development area, unless it can be determined that:
 - A. public sewer services are not available to serve the proposed development; and
 - B. mitigation measures will assure that the proposed development density will not cause adverse cumulative health or environmental impacts.

4. Utilization of public water services should be encouraged in the urban development area.
5. The urban development area shall be considered urban for development purposes and subject to urban development policies of the appropriate community plan.

Urban Expansion

6. An urban expansion area shall be identified and mapped for all applicable communities within adopted community plans in the County. Boundaries to these areas shall also be established and should follow geographic land features and other definitive limits, (i.e., roads, streams).
7. The urban expansion area consists of land not provided with public water or sewer services, but expected to be developed to urban densities and provided with public water or sewer services in the near future.
8. The urban expansion area shall be compatible with applicable sphere's of influence, when adjacent to a city or special district.
9. When land within the urban expansion area is connected to a public water or sewer system such land will be removed from said area and added to the urban development area, upon Planning Commission approval. Noncontiguous additions to the urban development area shall be discouraged.
10. The outer boundary to the urban expansion area shall remain fixed until modified through a general plan amendment.
11. The area within and beyond the urban expansion area shall be considered rural for development purposes.

Countywide Planning/Intergovernmental Coordination

12. Establishment of urban development and expansion areas shall not be a commitment by the County of Humboldt to approve land divisions or other development proposals at urban densities. Rather, it establishes the maximum extension of such development.
13. Lands not suited for resource production should be developed prior to the conversion of resource production lands.
14. Factors such as public water and sewer availability, road and street capacity, police and fire protection, proximity to educational and health facilities, and solid waste management should be assessed in urban development proposals. Fiscal impacts of new development on public facilities should also be assessed.

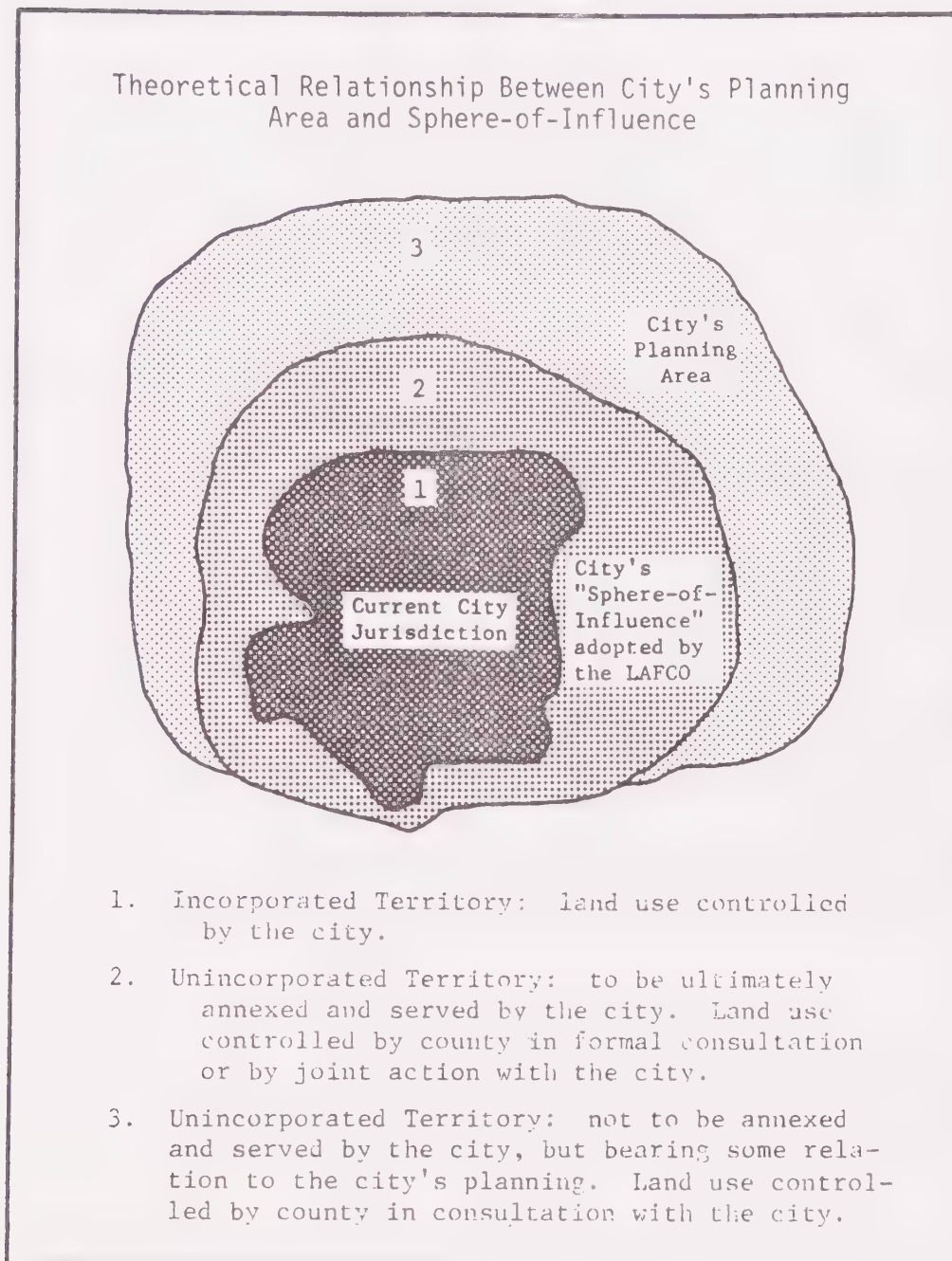
15. The County shall review public works projects for conformity with the adopted general plan or part thereof.
16. The County shall encourage the preparation of Capital Improvement Programs.
17. The Planning Department shall record and review information related to the adequacy of the development timing policies of the general plan.

2634 STANDARDS

1. Development: (The various types of development are defined in the glossary)
2. "Urban development area" means land generally developed to a density of one or more dwelling units per acre. This area is typically provided with public water and/or sewer services. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands, and has an adequate supply of land as determined in the community plan areas.
3. "Urban development boundary" means the limit to the urban development area and includes all parcels within 300 feet of the shortest route of existing public water and/or sewer system lines with capacity to serve such parcels.
4. "Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not feasible. The urban expansion area contains an adequate supply of land as determined in the community plan.
5. To determine whether it is feasible to extend urban level development into the urban expansion area, the following criteria shall be used.
 - A. The Planning Commission finds that the amount of land available within the urban development area for urban uses is insufficient to maintain an open and competitive development market; and,
 - B. Public service systems have current capacity to serve the proposed addition, if other systems are not available.
6. Removing lands from the urban expansion area and adding them to the urban development area consists of modifying the urban development boundary to include the new addition. The addition should be adjacent to the existing urban development area and must assist in the completion of an orderly and contiguous extension of urban development.
7. The urban expansion boundary is a fixed boundary, which contains an adequate supply of land available for urban development as determined in the community plan.

8. The County shall encourage each special district, school district, and each agency created by a joint powers agreement to prepare a five-year Capital Improvement Program, pursuant to Government Code Section 65403.

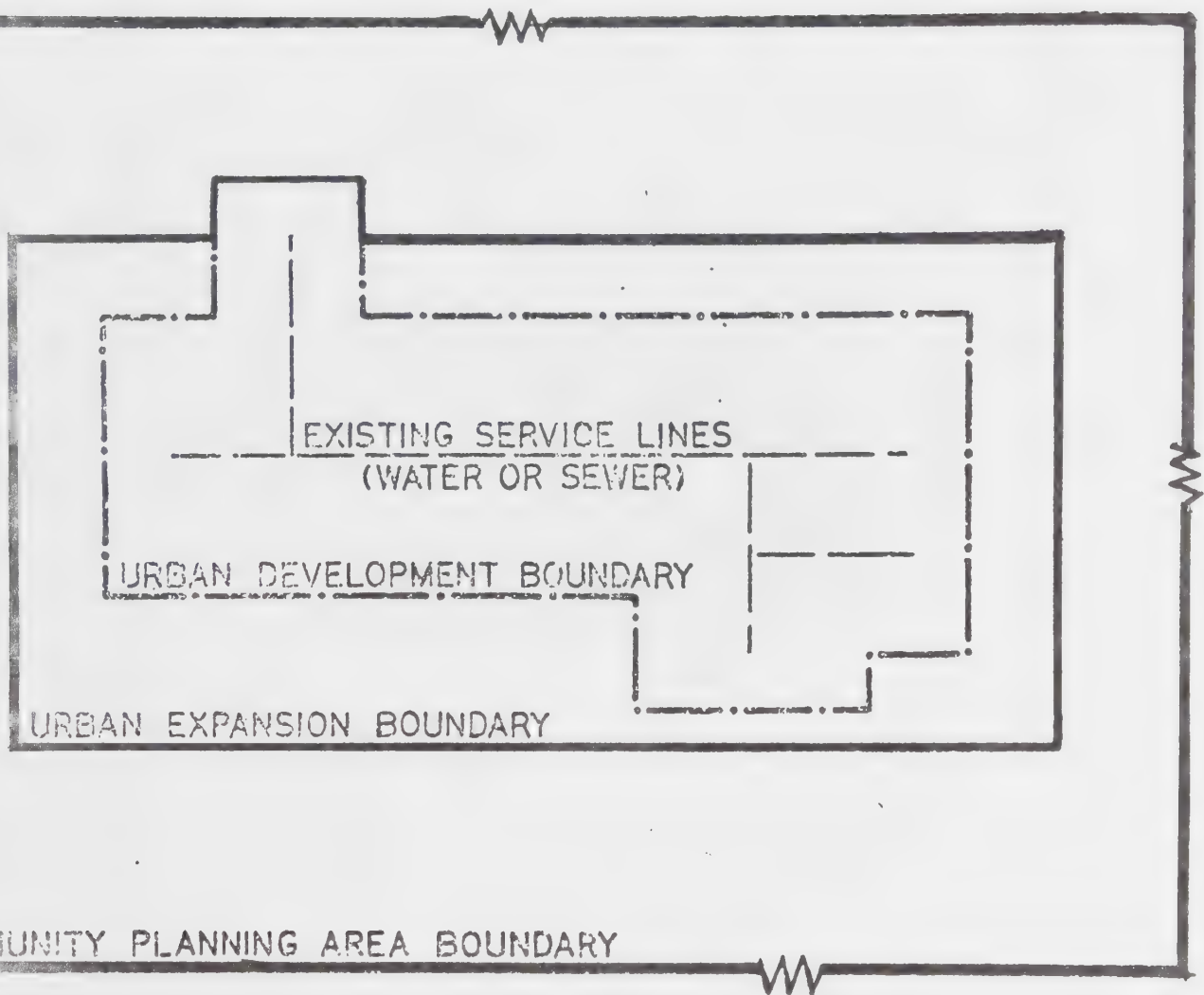
Figure 2-8



Source: Office of Planning and Research (General Plan Guidelines, September 10, 1980, p. 15).

Figure 2-9

URBAN DEVELOPMENT/EXPANSION DIAGRAM



2700 LAND USE DESIGNATIONS

2710 OVERVIEW

The following designations have been generated from the land use goals, policies, and standards of the general plan. These designations are divided into chief characteristics and primary and compatible uses. The character component of the designation aggregates distinctive land use qualities while the primary and compatible use component describes principal uses and other uses capable of existing harmoniously with adjacent lands. The various designations used in the general plan are described in the following paragraphs and are represented on the land use map.

2720 RESOURCE PRODUCTION

2721 Timber Production (T)

1. Character: The Timber Production designation is utilized to classify land that is primarily suitable for the growing, harvesting and production of timber. The designation shall be restricted to those parcels originally zoned Timberland Production. Portions of these parcels not zoned TPZ may be developed consistent with the existing zone and in compliance with all applicable federal, state and County regulations.
2. Primary and Compatible Uses: Primary uses include the growing and harvesting of timber and timber production facilities, including portable processing equipment. No use shall be permitted in Timber Production that significantly detracts from or inhibits the growing and harvesting of timber. Compatible uses other than the direct growing, harvesting and portable processing of timber include:
 - A) Watershed management.
 - B) Management for fish and wildlife habitat.
 - C) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas (portable chippers and portable sawmills are considered a part of "processing").
 - D) The erection, construction, alteration or maintenance of gas, electricity, water or communication transmission facilities consistent with Section 2514.2.
 - E) Grazing and other agricultural uses.
 - F) No more than two single-family dwelling units and normal accessory uses and structures for owner and caretaker. The second dwelling unit shall require a use permit and shall be conditioned so as to not constitute a subdivision of the parcel.

Minor conversion of timberland for residential use is limited to an area of 5% of the total parcel, to a maximum area of two acres for a homesite and appurtenant uses. The total area need not be a contiguous unit.

- G) Temporary labor camps, less than one year in duration, accessory to timber harvesting, processing or planting operations.
 - H) Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
 - I) All prudent reforestation activities including site preparation.
3. Density Range: The density is established through zoning to allow for minimum parcel sizes of 160 acres to 20 acres. The following findings must be made in determining appropriate parcel sizes less than 160 acres.
- A. Zoning to a minimum parcel size of forty (40) acres is based on the findings that:
 - 1. It shall not significantly detract from the use of the property for, or inhibit, growing and harvesting of timber; and
 - 2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 - 3. Uses and parcel sizes in the adjoining area are compatible; and
 - 4. It is consistent with a comprehensive view of all relevant plan policies.
 - B. Zoning to a minimum parcel size of twenty (20) acres is based on the findings in 3(A) above and that:
 - 1. The timber site designation is Site II or above; and
 - 2. Each parcel has frontage on an existing publicly maintained road; and
 - 3. All such zoning is within 1/4 mile of an existing maintained public road.

4. Subdivision to the minimum parcel size allowed in the zone may be permitted where no parcel is created with less than forty (40) acres of Site III or lower or twenty (20) acres of Site II or higher, except where separate management units of a smaller size already exist and based on the findings that:
 - A. The subdivision will result in significant improvements (including but not limited to stocking and conifer release) in site productivity, timber growth and harvest through intensive management; and
 - B. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - C. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity.
 - D. Access to the remainder is consistent with the uses of the remaining property.
 - E. A joint timber management plan will be prepared on the division.
5. Lot Line Adjustments of TPZ may be approved without regard to the, standards 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of TPZ and shall not result in a net reduction of the area of TPZ available for forest management.
6. The total density shall not exceed one (1) dwelling unit per twenty (20) acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed 2 acres total for both dwellings and accessory structures. (Res. 89-106, 6/27/89)

2722 Agriculture Exclusive (AE)

1. Character: Agricultural Exclusive includes prime agricultural lands as identified by any of the following definitions:
 - A. Land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
 - B. Land which qualifies for rating 80 through 100 in the Storie Index Rating. (Res. 85-55, 5/7/85)
 - C. Land that has a livestock carrying capacity of one animal unit per acre.

- D. Land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.
 - E. Land capable of producing an unprocessed plant production adequate for economically viable operations.
 - F. Additional lands adjacent to 1, 2, or 3 above which presently or historically have been necessary to provide for economically viable agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.
2. Primary and Compatible Uses: Primary uses shall be limited to the production of food, fiber, plants, timber, timber agriculturally related uses, and agriculture related recreational uses. Very low intensity residential uses may be allowed if they are incidental to the property and if they support agricultural activities, or are necessary for the enhancement and protection of the natural resources of the area. Building sites shall be clustered adjacent to existing developed areas or on portions of land least suited for agricultural use with the least adverse effects on the environment.

Compatible uses in the Agriculture Exclusive designation include:

- A. Hog production.
- B. Animal feed yards and sales yards.
- C. Agricultural and timber products processing plants.
- D. Animal hospitals.
- E. Rental or sale of agricultural equipment and storage thereto.
- F. Watershed management.
- G. Management for fish and wildlife habitat.
- H. Recreational uses under the control of the owner which will not significantly detract from or inhibit timber or agricultural production on the project site or adjoining lands.
- I. The erection, construction, alteration, or maintenance of gas, electric, water or communications transmission facilities, and wind or hydroelectric solar or biomass generation, and other fuel or energy production facilities.

- J. Farm labor housing and temporary labor camps.
- K. Cottage industries.

- 3. Minimum Parcel Size: Sixty (60) acres minimum parcel size, except that divisions to 20 acres may be permitted where the parcel is subject to an agricultural preserve contract or agreement.

The total number of building sites shall not exceed a density of one dwelling unit per 20 acres. A use permit or special permit shall be required where a density of more than one dwelling unit per parcel is sought, except that 40 acres or larger agriculture parcels zoned Agriculture Exclusive (AE) will be allowed two single family farm dwellings as a principal use. Total homesite coverage shall not exceed two acres for both dwellings and accessory structures. (Res. 89-106, 6-27-89).

2723 Agriculture Grazing (AG)

- 1. Character: Agriculture Grazing includes lands characterized by any of the following:
 - A. Lands which are not prime agricultural lands, but are in agricultural uses shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.
 - B. Lands which are not prime agricultural lands and are not currently being used for agricultural purposes but are in proximity to agricultural areas and which are predominantly of a suitable parcel size shall be planned for future agricultural use. These lands can contribute to the maintenance of the long term viability and integrity of the County's grazing lands.
 - C. Lands which are not in agricultural production, but which directly contribute to the viability of adjoining viable agricultural land, should be planned for uses compatible to and consistent with agriculture.
- 2. Primary and Compatible Uses: (See 2722.2)
- 3. Density Range: One (1) dwelling unit per 160 acres to one (1) dwelling unit per 20 acres. The following findings must be made in determining appropriate density ranges.
 - A. Zoning based on an average parcel size of 40 acres may be permitted, where the protection of agricultural operations will be ensured, maintained or enhanced based on the
 - 1. It shall not significantly detract from the use of the property for, or inhibit agricultural operations; and

2. It shall not inhibit economically viable agricultural and timber production on adjoining lands; and
 3. Uses and parcel sizes in the adjoining area are compatible; and
 4. It is consistent with a comprehensive view of all relevant plan policies; and
 5. Each parcel has frontage on an existing publicly maintained road; and
 6. All such zoning is within 1/4 mile of an existing maintained public road.
4. Subdivision to the minimum parcel size allowed in the zone may be permitted based on the findings that:
- A. The subdivision will result in significant production improvements through intensive management for the growing of crops and animals; and
 - B. An agricultural economic feasibility plan is approved on the significant production improvements; and
 - C. Adequate access, water and geologic stability can be demonstrated for the proposed use and the land division meets all other regulatory requirements; and
 - D. On each parcel, the residential site is located, to the fullest practical extent, in areas of the lowest productivity; and
 - E. Access to the remainder is consistent with the uses of the remaining property.
5. Lot line adjustments of AG lands may be approved without regard to the standards of 3 and 4 of this section in order to consolidate by merger logical management units. Such adjustments shall be in keeping with the spirit and intent of the Plan and shall not result in a net reduction of the area of land available for agricultural management.
6. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures (Res. 89-106, 6-27-89).

2724 Agricultural Lands (AL)

1. Character: Remote, steep and high natural hazards areas. Marginal timber, grazing, mining and quarrying, recreational areas, watershed and wildlife areas, occasional rural residences.
2. Primary and Compatible Uses: Resource production allowing intensive management opportunities, recreational uses, single family residences and cottage industries.
3. Density Range: One dwelling unit per 160 to one dwelling unit per 20 acres.
4. The total density shall not exceed one (1) dwelling unit per twenty acres. A use permit or special permit shall be required where a density of more than one dwelling unit per 40 acres or larger parcel is sought. Parcels less than 40 acres shall not have second units. Homesite coverage shall not exceed two (2) acres total for both dwellings and accessory structures (Res. 89-106, 6/27/89).

2725 Agricultural Rural (AR)

1. Character: Outside of Urban/Rural Community Centers areas, few public services required. Large lot areas on slopes generally less than 30%. Timber or agricultural land allowing intensive management opportunities.
2. Primary and Compatible Uses: Agriculture and timber harvesting under intensive management, single family residences, cottage industries, educational and religious activities and recreational uses.
3. Density Range: One dwelling unit per 20 acres to one dwelling unit per 5 acres.

2730 RESIDENTIAL**2731 Agricultural Suburban (AS)**

1. Character: Adjacent to urban areas or rural community centers and may eventually require urban services.
2. Primary and Compatible Uses: Single family residence, cottage industries, educational and religious activities, and agriculture allowing intensive management opportunities.
3. Density Range: One dwelling unit per 2.5 to 5.0 acres.

2732 Residential Low Density (RL)

1. Character: The Low Density Residential designation is intended to be applied in urban areas of the County where topography, access, utilities and public services make the area suitable for such development.

2. Primary and Compatible Uses: Residential, mobilehome parks, educational and religious activities; bed and breakfast establishments, and non-commercial recreational facilities. (Res. 86-79, 6/24/86)
3. Density Range: 1-7 dwelling units per acre.

2733 Residential Medium Density (RM)

1. Character: The medium density residential designation is intended to be applied in urban areas of the County where, topography, access, utilities and public services make the area suitable for multiple family home development. Density is to be determined by community character.
2. Primary and Compatible Uses: Single and Multiple family housing, professional and business offices, educational and religious activities, mobile home parks, boarding and rooming houses, social halls, fraternal and social organizations, noncommercial recreational facilities. (Res. 86-79, 6/24/86)
3. Density: 7-30 du/acre.

2740 COMMERCIAL

2741 Commercial General (CG)

1. Character: Generally retail sales and services that should be located for convenience. Easily accessible, compatible and geared for local neighborhood or regional needs. Density determined by level of available services and by community character.
2. Primary and Compatible Uses include: neighborhood commercial, retail sales, retail service, office and professional service, private institution, visitor serving facility, bed and breakfast establishment, transient habitation, heavy commercial, warehousing, storage and distribution; cottage industry, and residential uses subordinate to the permitted use.
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows and road and drainage systems or as determined in the Community Plan.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85).

2742 Commercial Services (CS)

1. Character: Heavy commercial uses and compatible light industrial uses not serving day to day needs; in addition to the retail sales and services.

2. Primary and Compatible Uses include: heavy commercial, warehousing, storage and distribution; automotive sales, service, and repair; office and professional Services; cottage industry; research/light manufacturing; commercial recreation, visitor serving facilities, transient habitation, bed and breakfast establishment; retail sales, retail service, neighborhood commercial, residential uses subordinate to the permitted use.
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans (Res. 85-81, 8/20/85)

2743 Commercial Recreation (CR)

1. Character: Commercial recreation facilities and accommodations and recreation/tourist oriented sales and services geared to local and visitor needs.
2. Primary and Compatible Uses include: visitor serving facilities, transient habitation, bed and breakfast establishment; commercial recreation, recreational vehicle park, private recreation, retail sales, retail service, neighborhood commercial, cottage industry, research/light manufacturing, serving as visitor destination points such as cheese factories, wineries, and burl works; residential use subordinate to the permitted use.
3. Minimum Parcel Size: Consistent with planned uses of adjacent lands and adequate for proposed use under the tests of parking and setback requirements, and adequate water, sewer, fire flows, and road and drainage systems or as determined in the Community Plans.
4. Residential Density: Compatible with residential densities of adjacent lands or as determined in the Community Plans. (Res. 85-81, 8/20/85)

2750 INDUSTRIAL

2751 Industrial, General (IG)

1. Character: In urban areas, convenient access to transportation systems and full range of urban services are required.
2. Primary and Compatible Uses: Manufacturing, processing wood, iron, and concrete products, energy related facilities.

3. Minimum Parcel Size: Adequate for proposed use under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

2752 Industrial, Resource Related (IR)

1. Character: Rural areas, uses compatible with, as well as dependent on, close proximity to resources, including but not limited to, timber, agriculture and minerals.
2. Primary and Compatible Uses: Agriculture and timber products processing plants, mineral extraction operations, aquaculture facilities, electrical generating and distribution facilities.
3. Minimum Parcel Size: Adequate for proposed uses under the tests of parking and setback requirements, consistent with planned uses of adjacent lands or as determined in the Community Plans.

2760 PUBLIC OWNERSHIP

2761 Public Facilities (PF)

1. Character: The Public Facilities designation is utilized to classify land appropriate for use by a governmental agency or public agency, which has the purpose of serving the public health, safety, convenience, or welfare.
2. Primary and Compatible Uses: Schools, parks, educational and recreational facilities, hospitals, civic centers, government facilities, and other public facilities.
3. Minimum Parcel Size Range: See Section 4820.6.

2762 Public Lands (P)

1. Character: The public land designation is used to classify land owned by or under the jurisdiction of the Federal, State, County or any other district authority or public corporation, or agency thereof.
2. Primary and Compatible Uses: Determination of primary and compatible uses is the responsibility of the applicable public land agencies. Uses that may be permitted on some public lands include: timber production, harvesting, grazing, mineral and oil extraction, mining, fisheries and wildlife management, oyster culture, archaeological and cultural resources rehabilitation, watershed management, scientific research, interpretation/education and recreation.
3. Minimum Parcel Size: See Section 2543.13.

2770 DEVELOPED AREAS**2771 Rural Community Centers (RCC)**

1. Character: The Rural Community Center classification is intended to be applied to small unincorporated towns and community centers which provide a variety of community and tourist oriented goods and services, but which may not have developed identifiable commercial or residential districts. The classification may also be appropriate around a central commercial or industrial area. As development occurs, a review of service needs shall be made for the development or expansion of public service facilities such as schools, fire stations, water systems, cemeteries, sewer systems, recreation facilities and solid waste disposal.
2. Primary and Compatible Uses: Residential development, community commercial, tourist commercial, cottage industries, industrial, public facilities, public assemblies.
3. Density Range: One dwelling unit per 2.5 acres with no services; one dwelling unit per acre with community water and sewer. Urban development standards should apply when public water or sewer services are extended.

The following communities are designated as Rural Community Centers:

Whitethorn	Honeydew	Briceland
Fruitland	Bridgeville	Petrolia
Blocksburg	Dinsmore	Fort Seward

2772 Urban Development Area (UDA)

1. Character: The Urban Development Area designation is utilized to classify land provided with urban level services in community planning areas. Land within the urban development area is typically developed to a density of one or more dwelling units per acre, where public water or sewer services are provided.
2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

2773 Urban Expansion Area (UEA)

1. Character: The Urban Expansion Area designation is utilized to classify land outside the urban development area. Land within the urban expansion area is not provided with public water and/or sewer services, but is expected to be developed to urban densities and provided with such services in the near future. Development is consistent with rural standards until services are available.

2. Primary and Compatible Uses: To be determined in community plans.
3. Minimum Parcel Size Range: To be identified in community plans.

Figure 2 - 10

ZONING CONSISTENCY MATRIX
(RES. 86-79, 6/24/86)

Humboldt County Zoning Classifications¹

FRAMEWORK PLAN		T.P.Z.	Ag. Exclusive	Ag. General	Res. Suburban	R-1	R-2	R-3	R-4	C-1	C-2	C-H	Limited Ind.	Heavy Ind.	U	FP	FR
LAND USE DESIGNATIONS	DENSITY																
Timberlands	160-20 acres per dwelling unit	X	X	X*													
Ag. Grazing	160-20 acres per dwelling unit	X	X	X*													
Ag. Exclusive	60-20 acres per dwelling unit	X	X														
Public Lands	Not applicable	X	X	X*													
Agricultural Land (AL)	160-20 acre/dwelling unit	X	X	X*													
Agricultural Rural (AR)	20-5 acre/dwelling unit		X	X*	X*	X*										X	X ² *
Agricultural Suburban (AS)	5 - 2 1/2 acre/dwelling unit			X	X*	X*										X	X ² *
Residential-Low Density (RL) 1-7 dwelling units/acre						X	X*	X*									
Residential-Medium Density (RM) 7-30 dwelling units/acre							X	X	X								
Commercial General (CG)										X	X						
Commercial Services (CS)										X	X	X					X ²
Commercial Recreation (CR)										X	X	X					X ²
Industrial, General (IG)													X	X			X ²
Industrial, Resource Related (IR)		X	X										X ²	X ²		X	
Public Facilities (PF)		X	X	X	X	X	X	X	X	X	X	X	X	X	X		
P		X	X	X											X		
RCC		X	X	X	X	X				X	X	X	X	X		X	X

* Zones are consistent with identified land use designations only when combining zone density/minimum lot size designators are consistent with General Plan policies and standards.

² Requires Qualified (Q) combining Zone to insure consistency.

CHAPTER 3

HAZARDS AND RESOURCES

3100 OVERVIEW

This chapter provides policy for those issues which address specific resource values or public safety hazards but do not constitute principal uses of the land. These issues include natural hazards such as geologic, flood, and fire, and man-induced hazards such as noise, air quality, and industrial hazards. Also included are natural resource values such as noise, air quality, and industrial hazards. Also included are natural resource values such as important wildlife areas and habitats critical to the continued viability of certain species, and cultural resources such as historical buildings or archaeological sites.

3200 HAZARDSBackground

Land development in the unincorporated areas is subject to a number of hazards to life and property, including seismic and non-seismic conditions of land instability, flooding from several causes, fire, and dangers from airport operations.

The degree of risk associated with these hazards can only be measured in relative terms. What constitutes "acceptable risk" varies with the type of development involved. For instance, a hospital should meet very strict earthquake standards in order to ensure that it is able to function in the event of a serious earthquake. A warehouse, on the other hand, would not need to be designed to the same rigorous standards because its functions during an earthquake would not be critical to the community's response to the emergency, nor would it pose serious risk to large numbers of people should it fail.

Many of the hazards discussed in this chapter are avoidable; they only pose a risk to life and property when people decide to use the land in ways which are unsuitable for the conditions in the area. This is clearly the case when people choose to build homes or roads in landslide areas or in flood plains. Other hazards are inherent to life in the County, such as earthquakes, and must be addressed through actions which mitigate but cannot eliminate their risks. Most of the actions available to the County to avoid or minimize risks impose a degree of control and restriction on private property. In establishing these restrictions, the General Plan is attempting to protect the public health, safety, and welfare within the following framework of values:

No individual should be allowed to take actions which impose significant, demonstrable risks on his or her neighbor or on the community at large.

No individual involved in the subdivision, construction, or subsequent purchase of developed land in hazardous areas should be placed in jeopardy through failure to adequately assess the risks of a development proposal.

Private development in hazardous areas should not be allowed to impose a fiscal burden on the general taxpayer through actions which are likely to have unusually high service and maintenance costs.

The approach taken in the General Plan involves: 1) consideration of appropriate land use designations in order to limit the populace exposed to hazardous areas; 2) assessment and conditioning of development applications according to the hazards on a site; 3) policies tailored to specific hazardous conditions; and, 4) an action program to improve overall safety conditions within the County.

3210 GEOLOGIC

Humboldt County is a relatively hazardous area in terms of ground shaking and fault rupture, landsliding, and soil erosion. The following sections briefly describe the seismic setting, bedrock geology, and soils of the County.

3211 Seismic

The County is in the two highest seismic risk zones of the Uniform Building Code, and offshore Cape Mendocino has the highest concentration of earthquake events anywhere in the continental United States. The area near Cape Mendocino is a complex, seismically active regions, influenced by the subducting Gorda Plate. The majority of earthquakes have focal depths between 15 and 35 km (10 to 20 miles); shallower earthquakes can also be expected both onshore and offshore in this area.

It is the subducting Gorda Plate that give rise to the "deep seismic zone" which generates much of the earthquake activity of the region. The effects of the rather large earthquakes triggered in this zone are somewhat dampened by the depths at which they occur (12-21 miles). The two other major sources of earthquake activity are the San Andreas fault and the Mad River fault zone (including the Falor and Korbel faults).

The above described seismic setting has the potential to cause significant ground shaking, leading to: (1) a serious liquefaction hazard, particularly around the muds and sands of Humboldt Bay; (2) a significant landslide hazard countywide; and, (3) a surface fault rupture along the San Andreas, and possibly along the Little Salmon fault zone, and other active or potentially active faults in the County.

3212 Bedrock Geology

The bedrock geology of the County is divided generally into two provinces: the Klamath Mountains province in the northeast, and the Coast ranges province in the central and southwest portion of the County. The dividing line between the two provinces is the South Fork Mountain Ridge, which separates the Trinity River basin from the Mad River and Redwood Creek drainages.

The Klamath Mountains province is an area of high alpine peaks, some attaining elevations of 8,000 feet and more, east of the Humboldt County line. The province is drained by the Klamath and Trinity Rivers, and farther north, by the Smith River. Rocks in the Klamath Mountains province are generally older than those in the Coast Ranges. Rocks of sedimentary origin such as sandstone, chert, slate and schist occur abundantly, with occasional granitic intrusions.

The Coast Ranges province is the dominant geologic province in the County, trending northwest and drained by the Mad, Eel, and Mattole River drainages. The Franciscan and Yager complexes dominate inland, with sand and other alluvial deposits dominating in the lower reaches of the river basins and the area surrounding Humboldt Bay.

The Franciscan complex can be divided into two distinct units. Franciscan sandstone consists mainly of sandstone and siltstone. Although this sandstone unit is frequently sheared, there is little evidence of massive rock deformation. Slopes are fairly stable, but subject to debris sliding along steep river banks and in steep headwater drainages.

Franciscan melange consists of a rubble of sheared sandstone and siltstone in which occur more competent blocks of volcanic rock, chert, and schist. Melange terrain is generally unstable and characterized by rolling hummocky slopes which are highly susceptible to mass movement.

The Yager formation is predominantly shale and sandstone. Local shearing occurs, but in general the formation is much less deformed and more stable than the Franciscan. However, it is subject to debris slides on steep slopes and river banks.

In the lower reaches of the river basins and in the area surrounding Humboldt Bay, alluvial sediments dominate. These unconsolidated to partially consolidated sediments have been mildly folded and faulted, but when forested or gently sloped, are generally stable.

The bedrock geology is poorly mapped in much of the County, particularly the inland areas. Lack of detailed mapping in most cases precludes determining specific site stability without a site investigation. However, it may be valid to conclude varying degrees of relative risk based on general mapping of rock units when averaged over time.

3213 Soils

There are many varied soils in Humboldt County. Some of the more abundant agricultural and lowland soils found in the County are the Ferndale series, a deep, well drained soil formed on recent flood plains; the Bayside and the Loleta series, both deep, poorly drained soils found in depressed areas or on nearly level alluvial fans; and the Rohnerville, Carlotta and Hookton soils series, all moderately well-drained soils.

Rohnerville soils are found on relatively flat, high marine terraces. The Hookton soils are on sloping, dissected marine terraces and the Carlotta soils are found on flat, low-lying terraces. Most of these agricultural soils are rated 80-100 in the Storie Index of agricultural productivity (good to excellent productivity), except the Bayside soils where drainage problems may reduce agricultural potential.

1. Forest Soils

The forest soils of the County are, in general, medium textured, acid in reaction, and generally increasing in acidity with depth. They are permeable and well drained.

In the lowlands they are formed on alluvial flood plains or low-lying terraces. Here they are either unclassified or of the Carlotta and Ferndale groups. The most superlative old growth redwood groves are found on these soils.

2. Grassland Soils

The general characteristics of grassland soils vary widely. They range from shallow loamy soils to deep clay soils. Their permeability ranges from moderate to slow. The general nutrient level of these grassland soils is higher than that of the adjacent forest soils. The major portion of these soils is intermingled with other soils in the Douglas fir zone beyond the fog belt. Some of these soils are formed on Franciscan parent material. Many of these are found in the shear zone or fault gouge material or on the melange material of the Franciscan. This parent material weathers rapidly, forming a grey-blue clay subsoil (commonly called "blue goo") that tends to slip when wet. Thus, because of the parent material, these soils are found in landslide topography.

3. Woodland Soils

Most of the woodland soils are inland beyond the cool, foggy belt. They are intermingled with the conifer forest soils of the Douglas fir belt and the adjacent grassland soils. These are shallow soils, usually well drained, but permeability may be slow in some locations. The natural nutrient level of these soils tends to be somewhat higher than for the neighboring forest soils. Because the parent material is predominantly Franciscan melange, one should expect these soils to be relatively unstable.

In contrast to the information on the County's bedrock geology, the available soils information is quite detailed. Soil-Vegetation maps prepared by the California State Cooperative Soil-Vegetation Survey are available for the County at the 7-1/2 minute scale. These maps describe vegetation and soils, including information of parent rock materials, soil depth, erosion, and slope.

3214 Slope Stability

Slope stability refers to the landslide susceptibility of slope-forming materials composed of natural rock, soils, artificial fill, or combinations thereof. Landslides move along surfaces of separation by falling, sliding, and flowing, giving rise to many characteristic features. The features range in appearance from being clearly discernable, largely unweathered and uneroded, to highly weathered and eroded, recognized only by topographic configurations.

Landslides are characteristically abundant in areas of high seismicity, steep slope, and high rainfall, but may be triggered by any or a mixture of the following: (1) type and structure of earth materials, (2) steepness of slope, (3) water, (4) vegetation, (5) erosion, and (6) earthquake-generated groundshaking.

The factors listed above are just some of the many complex factors contributing to the formation of landslides. The prediction of slope failure at a specific site, therefore, requires an analysis of all possible factors. As part of the County General Plan, relative slope stability maps have been prepared to provide general delineation of areas susceptible to sliding. Still, these maps must be used with caution, since it is possible that areas not presently known to be unstable are designated as stable and the inverse may also be true.

3220 Flood

Flood hazards in Humboldt County can be attributed to three sources: rivers, dam failure, and coastal high water hazards (tsunamis and flood tides). River flooding is by far the most prevalent flood hazard, with flood alert occurring most every year during the rainy season (October to April).

3221 River Flooding

The 1955 and 1964 floods caused extensive damage along the Eel, Mad, and Trinity Rivers. Damages in the County from the 1964 flood totaled \$100 million. The flood prone areas have recently been remapped by the Federal Emergency Management Agency (FEMA). The maps provide the basis for regulating flood plains in conformance with the National Flood Insurance Program. The County has recently revised its flood plain regulations in order to continue participation in the federal program.

3222 Dam Failure

While providing some degree of flood control, dams also present a possible hazard in the event of failure. Trinity Dam and Ruth Dam pose the most substantial risk, with large volumes and short warning times.

Hazards from dam failure are those associated with the downstream inundation that would occur given a major structural failure of a nearby impoundment. Such failures would most likely be caused by geologic phenomena including seismic events and slope stability problems.

There are no dams within the County of a size such as to be within the above requirements. However, five dams are located in adjacent counties on rivers that drain into Humboldt County, and the failure of any one of these structures could significantly impact this County.

The County maintains emergency response plans for the Trinity, Ruth (Matthews), Scott, Copco and Iron Gate dams.

3223 Coastal High Water Hazards

Tsunamis and flood tides are coastal flooding concerns that are given policy treatment in the local coastal programs. The County maintains a Tsunami Contingency Response Plan for emergency response.

3230 Wildfire

Humboldt County exhibits extreme diversity in its potential for destructive fire, from nil to extreme in severity classification. The wildfire hazard in the County has been analyzed using the methodology of the California Department of Forestry Report to the Governor's Office of Planning and Research (1973), modified to account for conditions not included in their procedure. This method takes into account climate, the fuel potential of the vegetation and topography.

CDF's fire hazard methodology as applied to Humboldt County and the distribution of zones is shown on the Wildfire and Flood Hazard Map. This distribution generally reflects a moderate to high rating on the western portions of the County where the fuel potential is high but the climate is damp. The extreme ratings are generally in the drier eastern portions of the County or in very steep terrain.

Policy application of the fire ratings is by referring to the map of Wildland Fire and Flood. The Planning Department determines which applications should be reviewed by the appropriate fire protection agency, and considers their response in the approval and requirements for development application. This method reduces the risk to structures and their occupants, as well as the threat to surrounding wildland vegetation. This risk which wildland occupants cause others is also reduced by the requirement of fire safety measures.

The standards that are used as guidelines for development reviewed by the Planning Department to reduce the hazard of fire are the CDG "Fire Safe Guides" (CDF, 1980). Other County standards are listed in Title III, Division 2 Subdivision Regulations, and the newest edition of the Uniform Building Code. The Fire Safe Guides are applied with some discretion due to competing policy concerns such as adequate road width for emergency vehicles versus increased erosion from wider road widths.

3240 Noise

The principal sources of noise in Humboldt County are highways, airports, rail, on-site construction, and industrial activities.

The Environmental Protection Agency identifies 45 Ldn indoors and 55 Ldn outdoors as the maximum level below which no effects on public health and welfare occur. Ldn is the Day-Night Noise Level. Ldn is the average sound level in decibels, excluding frequencies beyond the range of the human ear, during a 24-hour period with a 10dB weighting applied to nighttime sound levels.

A standard construction wood frame house reduces noise transmission by 15dB. Since interior noise levels for residences are not to exceed 45dB, the maximum acceptable exterior noise level for residences is 60dB without any additional insulation being required. Of course, this would vary depending on the land use designation, adjacent uses, distance to noise source, and intervening topography, vegetation, and other buffers.

The general plan appendix contains noise level contours for state highways, elected county roads, and county airports. These noise contours and other available noise information are used with the noise compatibility matrix (see Figure 3-2) to establish requirements for project approval to ensure that new development is consistent with the general plan. Fences, landscaping, and noise insulation can be used to mitigate the hazards of excessive noise levels.

Noise insulation standards have been developed by the State for application to all new multi-family residential construction.

Most of the County's noise hazards are found within incorporated cities. Figure 3-3 lists prominent noise sources for each community.

3250 AIRPORT SAFETY

The Public Works Department operates nine county airports. The Department has prepared an Airports Master Plan which establishes airport land use compatibility policies, and maps the application of these policies for the Arcata-Eureka (McKinleyville) Airport, Murray Field, and Rohnerville Airport. These policies are incorporated into the general plan. The general plan applies these compatibility policies to the County's six other airports.

Figure 3-1

NOISE SCALE

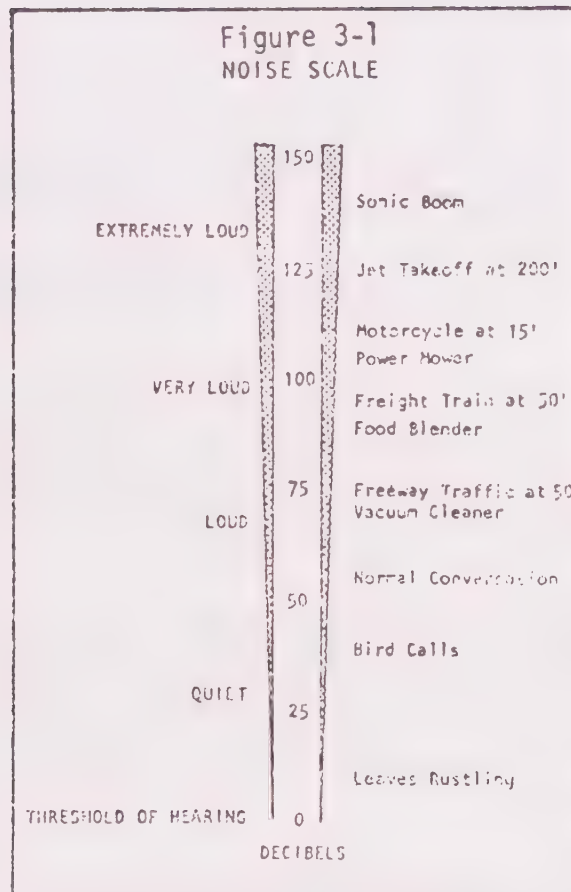


FIGURE 3-2
LAND USE/NOISE COMPATIBILITY STANDARDS

LAND USE CATEGORY	Maximum Interior Exposure, Ldn*	LAND USE INTERPRETATION FOR Ldn VALUE			
		55	65	75	85
Residential - Single Family, Duplex, Mobile Homes	45				
Residential - Multiple Family Dormitories, etc.	45				
Transient Lodging	45				
School Classrooms, Libraries, Churches	45				
Hospitals, Nursing Homes	45				
Auditoriums, Concert Halls, Music Shells	35				
Sports Arenas, Outdoor Spectator Sports					
Playgrounds, Neighborhood Parks					
Golf Courses, Riding Stables, Water Rec., Cemeteries					
Office Buildings, Personal, Business and Professional	50				
Commercial - Retail, Movie Theaters, Restaurants	50				
Commercial - Wholesale, Some Retail, Ind., Mfg., Util.					
Manufacturing, Communications (Noise Sensitive)					
Livestock Farming, Animal Breeding					
Agriculture (except Live- stock), Mining, Fishing					
Public Right-of-Way					
Extensive Natural Recrea- tion Areas					

*Due to exterior sources
(Source: Bolt, Beranek, and Newman, Inc., 1974)



CLEARLY ACCEPTABLE:

The noise exposure is such that the activities associated with the land use may be carried out with essentially no interference.
(Residential areas: both indoor and outdoor noise environments are pleasant)

NORMALLY ACCEPTABLE:

The noise exposure is great enough to be of some concern, but common constructions will make the indoor environment acceptable, even for sleeping quarters. (Residential areas: the outdoor environment will be reasonably pleasant for recreation and play at the quiet end and will be tolerable at the noisy end.)

NORMALLY UNACCEPTABLE:

The noise exposure is significantly more severe so that unusual and costly building constructions are necessary to ensure adequate performance of activities. (Residential areas: barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.)

CLEARLY UNACCEPTABLE:

The noise exposure at the site is so severe that construction costs to make the indoor environment acceptable for performance of activities would be prohibitive. (Residential areas: the outdoor environment would be intolerable for normal residential use.)

Figure 3-3

**INVENTORY OF PROMINENT SOURCES OF NOISE
WITHIN COMMUNITIES OF HUMBOLDT COUNTY**

COMMUNITY	SOURCE OF NOISE			
	ROADS	AIRPORTS	RAILROAD	STATIONARY SOURCES
ARCATA	U.S. 101, State Highways 299 & 255	NONE	Northwestern Pacific Railroad & Arcata/Mad River	NONE
BLUE LAKE	State Highway 299	NONE	Arcata/Mad River	NONE
CARLOTTA	State Highway 36	NONE	NONE	NONE
ELI	U.S. 101, Myrtle Avenue, Harris, Henderson & "H" Streets	Murray Field	Northwestern Pacific Railroad	Redwood Acres
FAIRHAVEN	New Navy Base Road	NONE	NONE	Mill
	State Highway 1	NONE	NONE	NONE
FIELDBROOK	NONE	NONE	NONE	NONE
FORTUNA	U.S. 101, Main Street	Rohnerville	Northwestern Pacific	NONE
GARBERVILLE	U.S. 101	NONE	NONE	NONE
HOOPA	State Highway 96	NONE	NONE	NONE
WILLIAMS	State Highway 36, Rohnerville Road	NONE	NONE	NONE
LOLETA	NONE	NONE	Northwestern Pacific	NONE
MANILA	State Highway 255 (Navy Base Road)	NONE	NONE	NONE
WATKINSVILLE	U.S. 101, Central Avenue	Eureka/Arcata	NONE	NONE
MOONSTONE/ WESTHAVEN	U.S. 101	NONE	NONE	NONE
	U.S. 101	NONE	NONE	NONE
REDWAY	Redwood Drive	NONE	NONE	NONE
RIO DELL	U.S. 101, Wildwood Avenue	NONE	Northwestern Pacific Railroad	NONE
ROHNERVILLE (See Fortuna)				
	New Navy Base Road	NONE	NONE	Mill
SCOTIA	U.S. 101	NONE	Northwestern Pacific Railroad	Mill
TRINIDAD	U.S. 101	NONE	NONE	NONE
VENT	U.S. 101	NONE	NONE	NONE
WILLOW CREEK	State Highway 299 & 96	Willow Creek	NONE	NONE

The Airport Land Use Commission (presently embodied as the Board of Supervisors) coordinates with applicable agencies in ensuring compatible land uses for areas surrounding county airports.

The principal airport/land use compatibility issues at most airports are:

Noise: Often the most significant of the adverse impacts of airport activities.

Airspace: The height of structures, trees, and other objects in the vicinity of an airport greatly affects the use of that airport.

Safety: Controls on land uses near airports can reduce potential risks both to people on the ground and to the occupants of aircraft.

The key policy guidance is given by an Airport Land Use Compatibility Matrix (included here as Figure 34).

The reader is referred to Chapters 9 and 10 of the Airports Master Plan, attached as Appendix H to Hazards Policy Background Study, for a more detailed discussion of offairport land use issues and policies.

Close coordination is needed between the Planning and Public Works Departments of the County in making land use and zoning decisions around the airports. Specific attention to this issue will be given in the Community Plans, most importantly the McKinleyville Community Plan.

3260 AIR QUALITY

Air quality policy and regulation is implemented by the North Coast Unified Air Quality Management District (UAQMD). The District is part of the North Coast Air Basin and shares responsibility for implementation of the Basin Air Pollution Control Plan with the other north coast counties in the basin.

The primary responsibility of the County UAQMD is to control air emission from stationary sources, while for transportation related sources, state and federal authority dominates.

The County UAQMD permit authority gives it the primary role in achieving air quality goals, thus the policy suggested for inclusion in the General Plan is limited to ensuring coordination between the goals of the District and the General Plan.

Whereas in major metropolitan areas of San Francisco and Los Angeles, air quality concerns are tied closely to future patterns and levels of urbanization, the issues of major concern to the north coast are less directly related to urbanization, but more specifically related to industrial point sources. Because the forest products industry is the chief industry in the County, particulate emissions related to timber processing are a primary focus of the Basin Plan. To quote the Plan:

"The main thrust of the air pollution control plan for the North Coast Air Basin will continue to be directed toward the reduction of particulate emissions and the minimization of the unique odor problems by the Kraft pulp mills..." (Air Pollution Control Plan for the California North Coast Air Basin, 1977, page 17).

One air quality issue relating to residential development that may present itself in the near future arises from the increased use of wood as a home heating fuel. Several mountain communities in Colorado, for instance, have found it necessary to regulate home wood burning to protect the sensitive mountain valley airsheds. The approach there generally has been to limit the number of open fireplaces in new construction and encourage the use of cleaner and more efficient air tight woodstoves.

The valleys of Jacoby Creek and Elk River may be prone to this problem, but air monitoring data gathered thus far does not show any significant contribution of particulates by residences. Should the need arise for such a control strategy, implementation might most easily be handles by the Planning and Building Departments, rather than the UAQMD.

3270 INDUSTRIAL HAZARDS

Several specific industrial activities have been identified as having the potential to cause significant damage to the surrounding area in the event of an accident. These activities include the use of chlorine at the Samoa pulp mills, shipping and receiving of hazardous materials other than chlorine, and the nuclear materials at the P.G. & E. Humboldt Bay Power Plant. Each of these activities/facilities has a contingency plan which directs the appropriate disaster responses. In addition, policy is provided here to address the siting of new hazardous industrial facilities.

For a fuller discussion of these issues, the reader is referred to the Hazards Policy Background Study, Section 2.80.

3280 SOLID WASTE

Although a solid waste element is not one of the nine required general plan elements, the passage of the NejedlyZ'bergDills Solid Waste Management and Resource Recovery Act of 1972 established the mandate that each county prepare a comprehensive, coordinated solid waste management plan (Government Code Section 66700 et seq.). Such a plan is subject to approval by a majority of the cities within the County which contain a majority of the population of the incorporated area of the County.

In addition, the issues of solid waste handling and disposal may also require attention pursuant to Government Code Section 65302(a), which lists solid and liquid waste disposal facilities as a use to be designated in the land use element. The safety element (Government Code 65302(i) also may be considered an appropriate place to discuss the issues relating to hazardous materials handling. A public services and facilities element is a permissive element described in Section 65303(e).

FIGURE 3-4

AIRPORT/LAND USE SAFETY COMPATIBILITY CRITERIA

FIGURE 3-4

SAFETY ZONES 1/

LAND USE CHARACTERISTICS	Clear Zone	Approach Zone 2/ 3/	Transitional Zone 3/	Benach Flight Track	Horizontal and Conical Zones
Distracting Lights and Glare	--	--	-	-	o
Source of Smoke	--	--	--	-	o
Source of Electronic Interference	--	--	--	--	--
Attractor of Birds	--	--	--	-	-
Low-Density Residential	--	o 4/	+ 5/	+ 5/	++
High-Density Residential	--	-	o 5/	o 5/	+
High-Occupancy Uses	--	-	o 6/	+	+
Assemblage of People	--	o 6/	+	+	++
Permanent Structures	--	+	++	++	++

INTERPRETATION

- ++ CLEARLY ACCEPTABLE:
No hazards result when the land use characteristic occurs within the specified zone.
- + NORMALLY ACCEPTABLE:
Safety is a consideration but, unless unusual conditions are involved, no hazards will result.
- o CONDITIONALLY ACCEPTABLE:
Hazards are associated with the location of the land use characteristic in the given zone, but mitigation measures are available which may make the relationship between them acceptable.
- NORMALLY UNACCEPTABLE:
The land use characteristic should generally be avoided in the specified zone because of the significant hazards which will result.
- CLEARLY UNACCEPTABLE:
Unless strong overriding circumstances prevail, the land use characteristic should not be permitted within the indicated safety zone. Within the extended runway safety area of a clear zone, exceptions are not permissible under any circumstances.

DEFINITIONS

- o Distracting Lights and Glare: Any nonairport light which can be mistaken for airport lights. Any source of glare directed toward an operating aircraft.
- o Source of Smoke: Any substantial generator of smoke whether from a permanent use or temporary source.
- o Source of Electronic Interference: Any source which disrupts radio communications or navigational signals.
- o Attractor of Birds: Any land use characteristic, especially including sanitary landfills, which increases the likelihood of aircraft colliding with birds.
- o Low-Density Residential: Residential uses, including duplexes and mobile homes, having an average density of less than 10 units per acre.
- o High-Density Residential: Residential uses having an average density greater than 10 units per acre.
- o High-Occupancy Uses: Uses which typically are confined to a structure and which regularly involve densities exceeding 25 persons per acre (excluding streets).
- o Assemblage of People: Any circumstances, whether permanent or temporary and whether in or out of a structure, which result in assemblages of more than 25 persons per acre (excluding streets).
- o Permanent Structures: Any building, sign, or other structure not required for airport operations. (Note: the height of structures must meet the criteria set forth in the airspace policies.)

NOTES & CONDITIONS

- 1/ Where zones overlap, the more restrictive criterion applies.
- 2/ For the purpose of assessing safety compatibility, only the inner 10,000 feet of a precision instrument runway approach zone need be considered.
- 3/ Where the affected land is lower than the runway elevation, less restrictive criteria may be acceptable.
- 4/ The use may be acceptable if the average density does not exceed one dwelling unit per approximately 3 acres (agricultural, rural residential, or similar zoning designation). This criterion assumes that it is possible to adjust building sites within the approach zone so as to maximize the extent of contiguous open space. Where this is not the case, residential use is normally unacceptable.
- 5/ Acceptability is contingent upon the reasonable availability of large, contiguous open spaces in the immediate airport vicinity and consideration for the added margin of aeronautical safety which such spaces provide.
- 6/ The use may be acceptable if it does not regularly result in a concentration of more than 50 persons per acre (excluding streets) when averaged over a 2-hour period.

AVIATION PLANNING SERVICES



Bill Hodges & Shurt

AIRPORT/LAND USE
SAFETY COMPATIBILITY
CRITERIA

In the outline of the County's General Plan, solid waste is addressed both in this section of the Plan and as a section in the Public Facilities Chapter.

As a means of insuring consistency and coordination with the recently adopted Solid Waste Management Plan (1981), relevant policies of that document are included here.

3290 GOALS

1. To reduce public exposure to natural and manmade hazards.
2. To ensure the continuity of vital services and functions.
3. To educate the community.

3291 POLICIES

1. General

- A. Regulate land use to ensure that development in potentially hazardous areas will not preclude preserving and promoting public safety. Potentially hazardous areas include, but are not limited to, steep slopes, unstable soils areas, on active earthquake fault lines, in extreme wildland fire areas, in airport flight path zones, and in flood plains and tsunami runup areas.
- B. Development within the coastal zone shall minimize risks to life and property in areas of high geologic, flood and fire hazard, assure stability and structural integrity and neither create nor contribute significantly to erosion, geologic instability or destruction of the site or surrounding areas or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.
- C. Encourage the education of the community regarding the nature and extent of hazards.
- D. Continue to provide for the maintenance and upgrading of disaster response plans.

2. Geologic

- A. Provide for the identification and evaluation of existing structural hazards.
- B. Provide for more detailed scientific analysis of natural hazards in the County.
- C. Provide for implementation and periodic review of the Seismic Safety and Public Safety Element.

3. Flood

- A. The County shall participate in the Federal Flood Insurance Program to regulate land uses in flood hazard areas in order to minimize loss of life and property, and in order to minimize public flood-related expense.
- B. Agricultural lands which are in flood plain areas shall be retained for use in agriculture.

4. Fire

- A. Humboldt County should encourage the use of prescribed burning as a management tool for timber management purposes, livestock production, and enhancement of wildlife habitat.
- B. Use the appropriate sections of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be applied consistent with other plan policies.
- C. Actively support and pursue the implementation recommendations of the Humboldt County Fire Chief's Association (see Fire Hazards Implementation, Section 5-2300.3).

5. Noise

- A. Existing and potential incompatible noise levels in problem areas should be reduced through operational or source controls where the County has responsibility for such controls.
- B. Existing and potential incompatible noise levels in problem areas should be reduced through land use planning, subdivision review, building code enforcement, and other administrative means.
- C. The land use noise compatibility matrix (Figure 3-2) shall be utilized as the standard for general planning and zoning purposes.
- D. Provide for periodic review and revision of the Noise Element.
- E. A local interagency program should be developed for the general public in the nature, extent, and solutions to noise problems in Humboldt County.
- F. Coordinate noise control activities with those of other responsible jurisdictions.
- G. Identify and evaluate potential noise problem areas on a continuing basis.

6. **Airport Safety**

- A. The County should establish the maintenance of obstruction-free approach surfaces at all airports as a high-priority project, annually monitoring the status of potential obstructions identified on the Approach and Clear Zone Plans.
- B. The County's current Airport Approach Zone Building Height Regulations (County Code Section 333) should be revised to bring the standard into conformance with Part 77 of the Federal Aviation Regulations. (A recommended ordinance has been prepared by the Consultant and submitted to the County as a separate task in the Master Plan Study).
- C. Regulate and plan land use around airports according to the Airport Land Use Compatibility criteria matrix.
- D. Specific land use zoning, appropriate for the areas around the County's airports, should be adopted as soon as practical.
- E. Ensure that future development within the community is compatible with the airport and its associated noise and hazard nuisances.

7. **Industrial Hazards**

- A. Hazardous industrial development shall be permitted when either:
 - 1) It includes mitigation measures sufficient to offset increased risks to adjacent human populations; or,
 - 2) Increased risks to adjacent human populations have been adequately mitigated by approved disaster response plans. (See definition of "hazardous industrial development" in Standards section.)
- B. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.

8. **Solid Waste**

- A. Provide a healthy, safe and economical system for disposal of solid waste.
- B. Minimize the environmental impact of solid waste handling and disposal.

3292 **STANDARDS**

1. Require geologic reports according to the Geologic Hazards Land Use Matrix as follows:

A. R1 Report Requirements

1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R1" in the Geologic Hazards Land Use Matrix.
2. The preliminary engineering geologic report shall be prepared by a certified engineering geologist and shall provide a geological reconnaissance and evaluation of the project site and surrounding terrain. The preliminary report shall identify areas or issues which either do or do not require further engineering geologic and/or soils engineering evaluation.
3. The preliminary soil engineering report shall describe the nature of the subsurface soils and any soil conditions which would affect the design and/or layout of the proposed development. The report shall include the locations and logs of any test borings and percolation test results if on site sewage disposal is proposed. The report shall recommend areas or issues of concern which require additional engineering or geologic evaluation.
4. The additional information that is recommended by the preliminary reports shall be provided or the proposed development shall be modified to avoid the identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the reports in order to minimize risk to life and property on the project site and for any other affected properties.

B. R2 Report Requirements

NOTE: A report prepared by a registered geologist is required in the fault rupture Special Studies Zone unless waived pursuant to the Alquist-Priolo Act.

1. A preliminary engineering geologic report and a preliminary soils engineering report shall be prepared for the classes of development and hazard areas indicated by "R2" in the Geologic Hazards Land Use Matrix. These reports shall be prepared by either a registered geologist or a registered civil engineer experienced and knowledgeable in the practice of soil engineering. These reports shall provide a geologic reconnaissance and evaluation of the project site and surrounding terrain. (Res. 85-126, 12/17/85)

2. A soils engineering analysis may meet the preliminary geologic report requirement for developments where the primary concerns are soils mechanics and appropriate structural design. In such cases it is incumbent upon the engineer to consult a registered geologist should it become apparent that an adequate structural solution requires additional geologic input. If, after preliminary investigation of the project site and the surrounding terrain, no geological consultation is felt by the engineer to be required, the engineer shall certify that such an evaluation is not required. It is incumbent upon the geologist to recommend that a soils engineer be consulted when it becomes apparent that soils mechanics analyses are needed.
 3. The applicant shall either provide additional information as recommended by the preliminary geologic or soils report or modify the application to avoid identified areas of potential instability. The proposed development shall be sited and designed in accordance with the recommendations of the report(s) in order to minimize risk to life and property on the project site and for any other affected properties.
- C. The above required geologic reports, "R1" and "R2", shall be prepared in accordance with the California Division of Mines and Geology (CDMG) Note #44, "Recommended Guidelines for Preparing Engineering Geologic Reports". CDMG Notes #37, 43, and 49 shall be utilized as applicable when seismic or fault rupture hazards are identified as concerns.
- D. The report requirement may be waived when an adequate geologic assessment at a suitable scale already exists for the site proposed for development.
- E. The criteria for determining whether or not a report is required when it is discretionary include the following; however, where evaluation of items 1-6 is inconclusive, a statement is required by a registered engineer that a geologic report is not required for the safety of the project.
- 1) the site inspection of the building inspector;
 - 2) geologic maps and reports covering the area;
 - 3) the potential for the development to affect adjacent property or improvements;
 - 4) the degree to which public exposure to risk may be a factor;
 - 5) the size and scale of the proposed development;
 - 6) for development within the Coastal Zone, the policies of certified local coastal plans.
- F. Waivers of the R1 report requirements as indicated in the Land Use Geologic Hazards Matrix, but not within critical Watersheds, may be provided for by ordinance where consistent with protection of the public health, safety, and welfare and with the County's certified coastal plans.

- G. Utilize California Department of Forestry (CDF) series of 15 minute geologic maps and 7 1/2 minute landslide maps as information to assist in review of developments. (Res. 85-126, 12/17/85)
- H. Utilize California Mines and Geology Board policies and Criteria for Alquist-Priolo Special Studies Zones as standards of implementation within zones.
- 2. **Hydrologic Hazards**
 - A. Flood Insurance Maps (County Ordinance 1541)
 - B. Tsunami Run-up Report: H-78-26, Army Corps of Engineers.
- 3. **Fire Hazards**
 - A. Wildland Fire and Flood Map.
- 4. **Noise**
 - A. Noise Compatibility Matrix.
- 5. **Airport Safety**
 - A. Airport Master Plan
- 6. **Air Quality**
 - A. Regulations of the California North Coast Air Basin.
 - B. Air Pollution Control Plan for the California North Coast Air Basin.
- 7. **Industrial Hazards**
 - A. Hazardous Materials Spills Contingency Plan.
 - B. Chlorine Accident Contingency Plan.
 - C. Humboldt Bay Nuclear Reactor Contingency Plan.
 - D. Prohibition on Transport of Nuclear Materials (Ordinance #1403; Humboldt County Code, Title III, Division 8, Chapter 3).
 - E. Define "Hazardous industrial development" as any development that handles toxic, flammable, or explosive materials in such quantities that would, if released or ignited, constitute a significant risk to adjacent human populations or development.

8. Solid Waste

- A. Solid Waste Management Plan (3/81), Chapters 6, 8, 9, 10, and 11.
- B. Require new development which may generate significant quantities of hazardous wastes to provide a plan for disposal which emphasizes on-site treatment, neutralization, and recycling.

3300 WATER RESOURCES

The topic of water in Humboldt County is discussed in various sections of the Plan. Flooding and dam failure are discussed in the Hazard section. Water supply for domestic purposes is discussed in the Development Timing and Public Facilities sections. Water as an important component of wildlife habitat is discussed in the Biological Resources section.

This section, containing a discussion of water as a natural occurring resource, addresses some of the requirements of the Conservation and Open-Space Elements.

Under the Conservation Element, state law requires:

A conservation element for the conservation, development and utilization of natural resources including water and its hydraulic force...(and) rivers and other waters... The conservation element may also cover...(3) preservation and control of the pollution of streams and other waters...(4) regulation of the use of land in stream channels and other areas...(6) protection of watersheds (Government Code Section 65302(d)).

Under the Open Space Element, as required by State legislation, water resources can be considered open-spaces when characterized as any one of the following:

- (1) Open space for the preservation of natural resources including...rivers, streams, bays, and estuaries;... lakeshores, banks of rivers and streams, and watershed lands; (and)
- (2) Open space for the managed production of resources including...areas required for recharge of ground water basins, bays, estuaries, marshes and rivers and streams which are important for the management of commercial fisheries..."
- (4) Open space for public health and safety including... watershed, protection of water quality and water reservoirs. (Government Code Section 65560(b)).

Figure 3-5
(RES. 85-81, 8/20/85)

GEOLOGIC HAZARDS LAND USE MATRIX

BUILDING TYPE/LAND USE		Earthquake Shaking		Slope Stability			Liquefaction		Fault Rupture		Critical Water Supply Areas***	
				0	1	2	3	Mod. high		SS2*		
hazardous	Nuclear power plants	R 1										
	major dams, hazardous											
	chemical storage											
	Hospitals, fire and											
essential	police stations,											
	civil defense head-											
	quarters, life line											
	utility systems,											
high risk	ambulance stations											
	Schools, theaters,											
	auditoriums, hotels,											
	large motels, major											
low risk	office buildings,											
	high density resi-											
	dential, redundant											
	utility systems,											
low risk	major highway bridges											
	Major subdivision	D	R2	R2	R1	R1	D	R2	R2*			
	heavy industrial	D	D	D	R2	R1	D	R2	R2*			
	Multi-family	D	D	D	R2	R1	D	R2	R2*			
low risk	structures greater	D	D	D	R2	R1	D	R2	R2*			
	than 4-plexes	D	D	D	R2	R1	D	R2	R2*			
	minor subdivisions	D	D	D	R2	R1	D	R2	R2*			
	light industrial,	D	D	D	D	R2	D	D	R2*			
low risk	warehousing,	D	D	D	D	R2	D	D	R2*			
	commercial	D	D	D	D	R2	D	D	R2*			
	residential	D	D	D	R2	R2	D	D	R2*			
	structures on exist-	D	D	D	R2	R2	D	D	R2*			
low risk	ing lots with foot-	D	D	D	R2	R2	D	D	R2*			
	ing loads greater	D	D	D	R2	R2	D	D	R2*			
low risk	than typical two	D	D	D	R2	R2	D	D	R2*			
	story wood-frame	D	D	D	R2	R2	D	D	R2*			
low risk	dwellings	D	D	D	R2	R2	D	D	R2*			
	residential wood-	D	D	D	R2	R2	D	D	R2*			
low risk	frame structures two	D	D	D	R2	R2	D	D	R2*			
	stories or less on	D	D	D	R2	R2	D	D	R2*			
low risk	existing lots	D	D	D	R2	R2	D	D	R2*			
		D	D	D	R2	R2	D	D	R2*			

R means preliminary report is required (see Section 3292.1 for R1 and R2 requirements).

D means preliminary report is discretionary.

*SSR means Alquist-Priolo Special Studies Zone - See NOTE in Section 3292.1B

** A single-family wood frame structure not exceeding two stories is exempt when such dwelling is not part of a development of four more dwellings.

*** As designated on the Biological Resources Map.

Major Subdivision: defined as subdivisions requiring the filing of a final map pursuant to Subdivision Map Act (See Gov. Code Section 66426).

Minor Subdivision: subdivisions requiring the filing of a parcel map pursuant to the Subdivision Map Act.

3310 SURFACE WATER

Much of Humboldt County is either blessed with an abundance of water resources or cursed with such a resource, depending upon the time of year and the amount of flow. Because of the disparity of flow conditions, which is directly related to the rainfall within the area, insufficient summer flows are experienced in many areas of the county. As recently as 1977 there were drought conditions affecting water supplies countywide.

The hydraulic basins in Humboldt County, like most parts of the North Coastal area, provide very large surface water volumes. Mean annual runoff in Humboldt County from the major rivers and streams is approximately 23 million acre feet. In comparison, total groundwater yield of the entire County is approximately 100,000 acre feet. The largest individual drainage area of the County is that of the Eel River and its various tributaries. The contributory surface area involves over 763,000 acres, and is in excess of one-third of the surface area of the County.

The total average annual runoff of the rivers running through the County reflects almost 30 percent of the total runoff of the State of California, yet there is an extreme variance in flows of the various rivers. For example, the Mattole River has a maximum recorded winter discharge in excess of 90,000 cubic feet per second and a minimum summer flow of under 20 cubic feet per second.

Since the flows of all of the rivers in the County except the Trinity and Klamath Rivers are directly related to the precipitation within the area, and over 80 percent of the flows of these streams occur during the months of November through March, it is important to note that insufficient summer flows could create some problems in the future. The 1975 Winzler and Kelly report stated that, insofar as the domestic projections for water needs of the rural communities are concerned, the major rivers and their perennial tributaries should meet future demands for water. Updated population projections are well within those used in the report. However, facilities to distribute this supply are in many cases inadequate to meet the projected demand.

The steep terrain of Humboldt County coupled with the amount of runoff, offers a tremendous opportunity for generation of electricity with small hydroelectric projects. Development of this resource should be much less detrimental to fish populations than large hydroelectric dams. Access to electrical transmission lines is often a barrier to development of small hydroelectric projects. (See Section 2530).

3320 GROUND WATER

Ground water development in the rural area of Humboldt County has generally been directed only to individual domestic requirements or to the irrigation demands of the more extensively farmed areas of the Eel River delta and Mad River delta areas.

The prime source of ground water, insofar as quantity, lies in the Eel River and Van Duzen delta. Though the storage capacity is about 136,000 acre feet, the usable yield of this ground water storage basin is estimated to be 40,000 to 60,000 acre-feet annually. A little more than 10,000 acre-feet of ground water is currently being pumped from the basin for use in agricultural purposes (Winzler and Kelly, 1973). The Mad River basin has been reported to have a yield of about 45,000 acre-feet annually (Baruth and Yoder, 1973).

Other ground water basin areas include: Hoopa Valley, Prairie Creek, Big Lagoon, Mattole River Valley, Honeydew, Pepperwood, Weott, Garberville, Larabee Valley, and Dinsmore.

More wells each year are being drilled to serve new development, yet little is known about the location or capacity of the groundwater aquifers. Better estimates of ground water availability is needed so development will not surpass the capacity.

3330 WATER QUALITY

The relatively high water quality of Humboldt County's waters make it all the more important to maintain and protect this aspect of the area's environment. Technological advances in sewage treatment plants, together with the Federal Clean Water Grant Program, have substantially reduced pollution problems of our bays and rivers. Septic systems in rural areas and their cumulative impacts on water quality is a more difficult management problem, however. Past water resources developments which have failed to fully mitigate fisheries impacts are also of concern.

Soil-disturbances associated with human activities have caused a significant increase in siltation and sedimentation in streams and reservoirs. Vegetation removal, for instance, can cause water to run off slopes more rapidly, causing increased erosion. The resulting water pollution causes damage or losses to fish habitat and fish populations, impairs water-related recreation and tourism, reduces the lifespan of reservoirs, and can increase flood damage. Major soil-disturbing activities include road-building, logging, vegetation clearing, over-grazing, mining, and certain agricultural practices. The Regional Water Quality Control Board's waste discharge requirements, the California Department of Fish and Game's streambed alteration agreements and the State Board of Forestry Timber Practice rules provide some controls on certain soil-disturbing projects. Other activities such as grading and private road building follow the Uniform Building Code grading chapter. An implementation measure of this section recommends revision of the grading ordinance to ensure adequate erosion control protection.

3340 WATER SUPPLY

Humboldt County generally has sufficient water resources where the majority of the population reside. Presently quality, with regard to domestic use, is high. Urbanization and industrial pollution have not seriously plagued Humboldt County water resources. The ground water basins near the coast exhibit salt water intrusion, but the boundary has remained stable for the past several years. The potential pollution resulting from urbanization and other land uses needs to be prevented. Many of the activities that can affect a community's quality of water occur away from the community area in some other part of the drainage basin. Concerns for preventing water quality degradation must encompass the entire watershed area.

Variance in water availability, both seasonally and geographically, necessitates an assurance of a year round available water supply. Many of the existing communities are located on the flat coastal plains and the timing of new development, should be consistent with the available water supplies and the existing uses of water.

Conditions are not the same for much of the inland areas. Many of the rural areas depend upon ground water for individual sources of water. Because of high summer temperatures and low water-bearing soils, many areas cannot provide a suitable year round water supply. Past developments have shown that some rural parcels have been created that cannot support residential useage. Since each created parcel is supposed to be a legally buildable site, it is necessary to assure on-site water availability prior to receiving final approval for land use development

Because of the extremes of water availability, serious consideration should be given to water conservation techniques. More information is required for groundwater management, irrigation efficiency, water pricing, building and health regulations and thoughtful land decisions. Techniques that can be utilized now include domestic and industrial water flow restrictors, native vegetation landscaping, water reclamation, and education programs. The added benefit of saving the water pumping costs and energy when water is conserved should be emphasized when encouraging water conservation.

3350 WATER EXPORT

The Humboldt County Board of Supervisors appointed a 16 member committee to develop a Water Policy Statement. This was adopted by the Board on June 12, 1978, which states in part:

The intent of this policy statement is to set forth the aims of the County of Humboldt towards protecting the needs of the people in connection with water and all of its attendant resources.

One of the goals of the Water Policy Statement is to protect the rights of Humboldt County and its citizens. As a County of origin, the County of Humboldt has certain rights pursuant to state water law. Water Code Section 10505 provides that no water right will be released or assigned for any application that would deprive the County of origin of any water necessary for the development of the County. Section 11460 provides that state water projects must meet standards which protect existing beneficial needs of the watershed. To implement the goals of the Water Policy Statement requires both the participation of the County in all related water resource planning efforts, as well as soliciting further investigation by Federal or State water resource agencies. The suggested programs as written in the policy statement have been listed in the standard section of this chapter.

The County Board of Supervisors has been participating in water resource projects such as the joint management programs on the Eel and Trinity Rivers, as well as the Van Duzen Management basin. This participation should continue to be an important part of the Board of Supervisors' responsibility.

Major water impoundments occur on both the Trinity and Eel River outside of the County. These have both decreased the fishery resource and increased the erosion and sedimentation in the County by not allowing sufficient flows to keep sediment from accumulating in the streams. Additional flow releases are being pursued for these rivers.

Other investigations are needed to ensure the protection of the needs of the people regarding water resources. According to a recent report of the Governor's Commission to Review California Water Rights Law:

The California system of water rights and water rights law is outmoded and inadequate to provide security of rights and efficiency of water use. Lack of security inhibits investments and may reduce the value of the water right, while lack of efficiency can affect the economic productivity of alternative uses of water. Without more efficient use and management of water in the State, the exportation of North Coast water will be inevitable. Current ground water rights do not protect groundwater users in the State from a serious depletion caused by excessive extraction. In addition, water rights for the consumptive use of stream water have not provided for an adequate supply to sustain the aquatic life and recreational values of a stream.

Demands for the diversion and exportation of Eel River water continue to be heard from Central Valley and Southern California interests. The Water Policy Statement of 1978 discourages projects that would export water out of the County. It requires specific requirements to be met before giving approval or support for such a project. These have been incorporated into the Standards sections. Also included are the proposed projects for fishery enhancement as contained in the Water Policy Statement.

Wild and Scenic Rivers

The following rivers of Humboldt County have been designated as components of the Wild and Scenic Rivers System.

Klamath River -the main stem from 100 yards below Iron Gate Dam to the Pacific Ocean.

Trinity River -the main stem from 100 yards below Lewiston Dam to the river mouth at Weitchpec; the South Fork of the Trinity from the junction of the river with State Highway 36 to the river mouth near Salyer.

Eel River -the main stem 100 yards below Van Arsdale Dam to the Pacific Ocean; the South Fork of the Eel from the mouth of Section Four Creek near Branscomb to the river mouth below Weott; Middle Fork of the Eel from the intersection of the river with the southern boundary of the Middle Eel-Yolla Bolly Wilderness Area to the river mouth at Dos Rios; North Fork of the Eel from the Old Gilman Ranch downstream to the river mouth near Ramsey.

Van Duzen River from Dinsmore Bridge downstream to the river mouth near Fortuna at the Eel River.

The status of these rivers may change and/or other rivers may be added to the above list if they qualify and are approved by the State Resources Agency and the Legislature.

Those portions of the Eel River included in the State Wild and Scenic Rivers Act are only ensured protection from new dams and reservoirs until 1984. At that time, the California Department of Water Resources "shall report to the Legislature as to the need for water supply and flood control projects on the Eel River and its tributaries, and the Legislature shall hold public hearings to determine whether legislation should be enacted to delete all or any segment of the river from the system."

3360 GOAL

1. To maintain or enhance the quality of the County's water resources and the fish and wildlife habitat utilizing those resources.
2. To maintain a dependable water supply, sufficient to meet existing and future domestic, agricultural, industrial needs and to assure that new development is consistent with the limitations of the local water supply.

3361 POLICIES

1. Ensure that land use decisions are consistent with the long term value of water resources in Humboldt County.
2. Regulate development that would pollute watershed areas.

3. Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.
4. Existing water uses shall be considered during the review for new water uses.
5. The availability of groundwater should be used as a prime factor in determining the desirable amount of residential development in a particular area in order to protect groundwater resources from depletion or contamination.
6. Projects must provide evidence of water availability prior to recordation of map.
7. Maximize the use of water conservation techniques appropriate for new and existing development.
8. Continue participation in all state, regional or local water resource planning efforts effecting surface run-off or groundwater supplies.
9. Encourage further investigation on the County's water resources by federal and state water resource agencies.
10. Large water export projects will not be approved or supported unless specific requirements and assurances are satisfied. These shall include the 1978 water policy statement policies regarding "Water Export Projects on Humboldt County Streams". (See Standards 5a-1)
11. Support flow release schedules from existing reservoirs that maintain or enhance the fisheries of those rivers.
12. Support the development of fisheries enhancement projects on small Humboldt County streams.
13. Ensure that projects located within state designated wild, scenic or recreational river basins are consistent with the guidelines in the State Wild and Scenic Rivers Act (as amended).
14. The development of environmentally sound small hydroelectric projects on publicly and privately owned lands in Humboldt County is generally encouraged. The County should only examine small hydroelectric project proposals for impacts not reviewed by other agencies and for overall consistency with the intent of the General Plan.

3362 STANDARDS

1. Development which could potentially "pollute a watershed area" includes, but is not limited to: the placement of septic systems, junkyards, waste disposal facilities, industries utilizing toxic chemicals, and other potentially polluting substances proximate to streams, creeks, reservoirs, or groundwater basins. It can also occur from additions of natural material into a stream because of land use practices but does not include normal agricultural practices which do not require permits from the County.
2. A Critical Water Supply Area is defined as the specific area used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.
3. Development proposed within Critical Water Supply Areas shall demonstrate that no risk of contamination to the water supply area would occur due to the development activity proposed.
4. Development within Critical Water Supply Areas shall utilize appropriate Erosion Control Measures including, but not limited to, those in Section 3432.9.
5. "Water Conservation Techniques" include but are not limited to, domestic and industrial low-flow water fixtures and native vegetation landscaping.
6. Water Export Projects on Humboldt County Streams.

The Humboldt County Board of Supervisors, prior to giving its approval and support to large export projects on County streams, will require the following:

- A. Assurances must be given that each project constructed on any stream tributary to Humboldt County be designed and operated in a manner that provides maximum practical flood protection from the water flowing from the project consistent with the project purposes.
- B. Full recognition shall be given to the ecological impact of any proposed project. Appropriate ecological studies by a team of independent experts, qualified to conduct such studies, should be funded by the project sponsor and completed before project authorization.

- C. Absolute assurance must be given that funding will be made available for development and improvement of suitable fisheries above, and maintenance and improvement of native fisheries below, any project. Absolute assurance must also be given that funding will be made available for the effort to replace, restore, and maintain the native wildlife habitat destroyed or altered by any of the contemplated projects. The funding requirement for such development, improvement and maintenance of the fisheries and native wildlife habitat set forth herein above, shall be a funding requirement of the project and shall be identified as a commitment of the state, federal or local entity sponsoring the project. Recognition must also be given to the difficulty in accurately predicting long range financial requirements to meet the fisheries and wildlife policies set forth herein. Consequently, reappraisal and adjustments should be considered on five to ten year schedules throughout the projected project life in order to meet all of the funding requirements which may occur during the project life. Funding shall be provided for post project evaluation. Wildlife mitigation should be accomplished insofar as possible on existing public lands with prime consideration given to the wildlife resources involved and to its habitat requirements.
- D. Inasmuch as Native Americans comprise a large segment of Humboldt County's population with environmental and historical ties to some of the river valleys, assurances must be given prior to the construction of any water project that no Indian tribal lands, including burial, or ceremonial grounds in Humboldt County will be inundated without specific prior consultation with the Indian people concerned.
- E. Water supplies must be planned and financed as part of any project in sufficient quantity to provide ultimate future supplies of agricultural, municipal, industrial, recreational, and environmental water, and water for fisheries and wildlife habitat development. Recreational, and environmental water requirements (i.e., non-consumptive water requirements for the general public enjoyment including non-resident populations of tourists to north-western California) may well exceed consumptive uses in many hydrographic areas. Thus, the project sponsor must take an active role in providing such water and must absorb the burden of expenses for such water. Greater consideration of the values of non-consumptive water uses should be given when assessing the economic feasibility of water projects.
- F. Recreation land acquisition should be included in the project development, consistent with the project's purpose.
- G. Land acquisition should include provisions for exchange.
- H. Water quality control must be included as a specific purpose of the project.

- I. Projects which result in property tax loss to local entities shall have in-lieu taxes as a part of the project costs.
 - J. The state must assume the non-federal recreational costs of a federal project. These costs must include the improvement of existing roads and development of roads required for the recreational development.
 - K. If hydroelectric power is generated by a major water project using the water resources of the county, the county should be compensated for the sale of such power.
 - L. Department of Fish and Game shall develop a flow release schedule to provide for the maintenance of the fishery resources and habitat. The project sponsor shall agree to provide the water for the release schedule.
7. Development of fisheries enhancement projects should include:
- A. An immediate pilot project initiated on one of the Humboldt County streams for the express purpose of establishing the feasibility of small dams designated and operated only for fishery development and enhancement.
 - B. Efforts designed to improve the anadromous fishery resources of Humboldt County streams. Specifically, the assessment of the natural capacities of the streams and identification of factors limiting production of anadromous fish.
 - C. The use of Humboldt County Water Resources for the development of mariculture and aquaculture, with appropriate regulations to protect the native fish populations and the general public interests.
8. Small hydroelectric projects for the purposes of this policy are defined as run of the river type diversions and existing impoundments with a maximum generating capacity of five (5) megawatts.

3400 BIOLOGICAL RESOURCES

This section provides background and policy on fish and wildlife and various habitats that support them. Particular attention is paid to water related areas because of their importance to virtually all wildlife. Nesting and rookery sites for key bird species are also given attention, as are the ranges of the Roosevelt Elk and migratory deer. The previous Water Resources section (3300) gives primary attention to water development and diversion policy, and more general water quality issues than are addressed here.

3410 GENERAL HABITAT TYPES

Ample precipitation in combination with the mild climate of the North Coastal Basin has provided a wealth of fish, wildlife, and scenic resources. The region is mountainous and is dominated by dense coniferous forests interspersed with grass or chaparral covered slopes. These areas provide habitat for deer, elk, bear, mountain lion, fur bearers and many upland bird and mammal species. While wildlife habitats have been significantly reduced in the more urbanized portions of the state, they remain a significant aspect of Humboldt County.

The general types of vegetation and associated wildlife which are found in the County are listed below:

Coastal Coniferous Forest	Chaparral
Pine-Fir Woodland	Riparian
Foothill Woodland	Salt Marsh
Grasslands	Aquatic Habitat
Cultivated Pasture	Nearshore Zone
Coastal Dunes	Tidal Zone

For the above mentioned habitats which occur in the coastal zone, applicable policy is provided in the County's Local Coastal Program contained in Volume II of the General Plan.

3420 SENSITIVE AND CRITICAL HABITATS

Of the above mentioned habitats, certain portions of them are particularly important, and are classified as sensitive or critical. When habitat requirements for a specific species of plant or wildlife are in short supply because either the habitat is limited to a small geographical area or is threatened by rapidly changing conditions, then the habitat is designated sensitive. A critical habitat is a type of sensitive habitat which is presently threatened and reduction or loss would cause the extinction of a threatened, rare or endangered species.

The protection of sensitive habitats has become recognized as an important part of planning and environmental assessment for land use development. They are specifically protected by passage of the National Environmental Policy Act of 1969 (NEPA), the California Environmental Quality Act of 1970 (CEQA), and from the establishment of the Open Space and Conservation Elements as part of the General Plan, 1970 (Government Code Section 65302(d), and (e), 65560-65567).

The location of sensitive habitats is one measure considered in compiling a compatible land use designations map. When sensitive habitats are incorporated into the planning process, many of the conflicts can be eliminated or reduced. To a large extent this has been accomplished through the agriculture and timber land use designations, and through public land ownership. The densities, and management of these areas are generally consistent with continued maintenance of these habitats. Located below are some of the habitats threatened by loss or reduction in the County:

Roosevelt Elk Range
Rookery and Nest Sites
Critical Habitat Areas (e.g., Rare and Endangered Species)
Streams and Streamside Areas
Coastal Habitats

3430 GOAL

To maximize where feasible, the long-term public and economic benefits from the biological resources within the County by maintaining and restoring fish and wildlife habitats.

3431 POLICIES

1. Maintain values of significantly important habitat areas by assuring compatible adjacent land uses, where feasible.
2. Habitats for "critical species" shall be protected under provisions of NEPA and CEQA.
3. Development within stream channels shall be permitted when there is no less environmentally damaging feasible alternative, where the best feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to essential, nondisruptive projects as listed in Standard 6.
4. To protect sensitive fish and wildlife habitats and to minimize erosion, runoff and interference with surface water flows, the County shall maintain Streamside Management Areas (SMA), along its blue line streams as identified on the largest scale U.S.G.S. topographic maps most recently published, and any significant drainage courses identified through the CEQA process.
5. Development within the Streamside Management Areas shall be permitted where mitigation measures (Standard 8) have been provided to minimize any adverse environmental effects, and shall be limited to uses as described in Standard 7.

Project Review

6. The Biological Resource Maps shall be incorporated into the project review process in order to identify sensitive habitat concerns. These maps shall be kept up to date with the most recent information obtainable. Accommodation of new resource information on the Biological Resource Maps may require an amendment to the adopted General Plan.
7. The County should request the Department of Fish and Game, as well as other appropriate agencies and organizations to review plans for development within sensitive habitat areas or Streamside Management Areas. Recommended mitigation measures shall be considered prior to project approval.

3432 **STANDARDS**Applicability

1. Proposed development occurring within areas containing sensitive habitats shall be subject to conditions and requirements of this policy except for the exclusions as follows.
 - A. Timber management and harvest activities regulated by the Forest Practices Act.
 - B. Any area proposed for development which upon examination of the Biological Resource Maps and field inspection is not actually within or does not contain the indicated habitat, then the development is exempt from the requirements of this section.
 - C. Forest management activities needed to improve timber productivity regulated by other agencies.
 - D. Agricultural operations needed to improve agricultural productivity.

Note: The above exclusions in no way preempt other County regulations or those of other agencies.
2. Recommendations from the Department of Fish and Game, agencies, and organizations shall be specific and cite relevant code sections and standards.
3. Critical habitats are sensitive habitats essential for a Federal or State designated endangered, threatened or rare species. This includes the portion of a critical species range which is essential to the existence of that species.

4. Sensitive habitats are defined as a unique, limited or economically important habitat type for a species whose habitat requirements, if significantly changed, would cause a threatening change to the species population and may include the following:
 - A. Critical Habitat
 - B. Migratory Deer Winter Range
 - C. Roosevelt Elk Range
 - D. Sensitive Species Rookery and Nest Sites
 - E. Streams and Streamside Areas
 - F. Natural ponds, springs, vernal pools, marshes, and wet meadows exhibiting standing water year long or riparian vegetation.
 - G. Other sensitive habitat and communities listed in the Department of Fish and Game California Natural Diversity Data Base, if and when adopted.
5. Streamside Management Areas are identified and modified as follows:
 - A. In areas outside of Urban Development and Expansion Areas, the outer boundaries shall be defined as:
 1. 100 feet, measured as the horizontal distance from the stream transition line, on either side of perennial streams.
 2. 50 feet, measured as the horizontal distance from the stream transition line on either side of intermittent streams.
 - B. In areas inside of Urban Development and Expansion Areas, the outer boundaries shall be defined as:
 1. 50 feet, measured as the horizontal distance from the stream transition line on either side of perennial streams.
 2. 25 feet, measured as the horizontal distance from the, stream transition line on either side of intermittent streams.
 - C. Where necessary, the width of Streamside Management Areas shall be expanded to include significant areas of riparian vegetation adjacent to the buffer area, slides and areas with visible evidence of slope instability, not to exceed 200 feet measured as a horizontal distance.

- D. The Streamside Management Area may be reduced or eliminated where the County determines, based on specific factual findings, that:
1. the USGS mapping of the stream as perennial or intermittent is not accurate, and typical stream flow can be shown to be less than that required to be classified as either perennial or intermittent, or
 2. it will not result in a significant adverse impact to fish, wildlife, riparian habitat, or soil stability.

Stream Channels

6. Development within stream channels is limited to the following projects.
- A. Fishery, wildlife, and aquaculture enhancement and restoration projects.
 - B. Road crossings consistent with Standard 9 of this section.
 - C. Flood control and drainage channels, levees, dikes and floodgates.
 - D. Mineral extraction consistent with other County regulations.
 - E. Small scale hydroelectric power plants in compliance with applicable County regulations and those of other agencies.
 - F. Agricultural diversions and wells.
 - G. New fencing, so long as it would not impede the natural drainage or would not adversely effect the stream environment or wildlife.
 - H. Bank protection, provided it is the least environmentally damaging alternative.
 - I. Other essential projects, including municipal groundwater pumping stations, provided they are the least environmentally damaging alternative, or necessary for the protection of the public's health and safety.

Streamside Management Areas

7. Development within Streamside Management Areas shall be limited to the following uses:
- A. Development permitted within stream channels.

- B. Timber management and harvests not otherwise excluded by Applicability Section as well as noncommercial cutting of firewood and clearing for pasturage, provided:
 - 1) Cottonwoods are retained.
 - 2) Remaining willows and alders, as well as other unmerchantable hardwoods or shrubs should be protected from unreasonable damage.
 - C. Road and bridge replacement or construction, when it can be demonstrated that it would not degrade fish and wildlife resources or water quality, and that vegetative clearing is kept to a minimum.
 - D. Removal of vegetation for disease control or public safety purposes.
8. Mitigation measures for development within Streamside Management Areas shall, at a minimum, include:
- A. Retaining snags unless felling is required by CAL-OSHA, or by California Department of Forestry forest and fire protection regulations, or for public health and safety reasons, approved by the appropriate County department. Felled snags shall be left on the ground if consistent with fire protection regulations as long as they have no economic value.
 - B. Retain live trees with visible evidence of use as nesting sites by hawks, owls, eagles, osprey, herons, or egrets.
 - C. Replanting of disturbed areas with riparian vegetation (including such species as alders, cottonwoods, willows, sitka spruce, etc.) shall not be required unless natural regeneration does not occur within two years of the completion of the development project.
 - D. erosion control measures (Standard 9).
9. Erosion control measures for development within Streamside Management Areas shall include the following:
- A. During construction, land clearing and vegetation removal will be minimized.
 - B. Construction sites will be planted with native or naturalized vegetation and mulched with natural or chemical stabilizers to aid in erosion control and insure revegetation.
 - C. Long slopes will be minimized to increase infiltration and reduce water velocities down cut slopes by such techniques as soil roughing, serrated cuts, selective grading, shaping, benching, and berm construction.

- D. Concentrated runoff will be controlled by the construction and continued maintenance of culverts, conduits, nonerodible channels, diversion dikes, interceptor ditches, slope drains or appropriate mechanisms. Concentrated runoff will be carried to the nearest drainage course. Energy dissipators may be installed to prevent erosion at the point of discharge where discharge is to natural ground or channels.
- E. Runoff shall be controlled to prevent erosion by on-site or off-site methods. On-site methods include, but are not limited to, the use of infiltration basins, percolation pits, or trenches. On-site methods are not suitable where high groundwater or slope stability problems would inhibit or be aggravated by on-site retention or where retention will provide no benefits for groundwater recharge or erosion control. Off-site methods include detention or dispersal of runoff over non-erodible vegetated surfaces where it would not contribute to downstream erosion or flooding.
- F. Disposal of silt, organic, and earthen material from sediment basins and excess material from construction will be disposed of out of the Streamside Management Area to comply with California Fish and Game and Regional Water Quality Control Board.

Winter operations (generally October 15 thru April 15) shall employ the following special considerations.

- G. Slopes will be temporarily stabilized by stage seeding and/or planting of fast germinating seeds such as barley or rye grass; and mulched with protective coverings such as natural or chemical stabilizations.
- H. Runoff from the site will be temporarily detained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site. Drainage controls are to be maintained as long as necessary to prevent erosion throughout construction.

Other Wet Areas

- 10. For natural ponds, springs, vernal pools, marshes and wet meadows (exhibiting standing water yearlong or riparian vegetation): Development except for wells and springboxes shall be consistent with the standards for streamside management areas, where appropriate.

3500 CULTURAL RESOURCES

Background

The term cultural resources is used in the General Plan to denote vulnerable and irreplaceable resources--historic, archaeological, paleontological, architectural, and scenic--from which we may be reminded of the conditions and lessons of the past. These resources have through the times been influenced by a mix of natural forces unique to Humboldt County. Natural forces such as the climate, coast, vegetation, land, and mineral wealth have led to the development of diverse ways of life. It has also influenced the way in which our predecessors have shaped the environment. Left behind is a fragile legacy of past cultures, and prehistoric life forms that existed during past geologic time periods. It is important that this legacy receive protection, so that it can survive for the scientific and cultural benefit of future generations. However, if these crucial aspects of our culture are to survive, the present generation must initiate necessary measures of protection.

3510 HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Numerous sites of cultural significance have been surveyed and officially designated as cultural resources in Humboldt County. The participation of State and Federal historic registration programs include 13 sites as California Historical Landmarks, 16 sites included on the National Register of Historic Places, 58 sites as California Historical Resources, 661 sites as Historical and Prehistorical Archaeological sites, and one northern segment of Highway 101 officially designated as a State Scenic Highway.

Site Preservation

In the past decade, protection of cultural resources has become recognized as a vital part of planning and environmental assessment. This is evidenced from the passage of the National Environmental Policy Act of 1969 (NEPA), the California Public Resources Code (commencing with Section 5097.5), and from the establishment of the Scenic Highways Element in 1971 [Government Code Section 65302(h)].

Both NEPA and CEQA urge environmental policy to preserve important aspects of our cultural legacy. Section 101(b)(4) of NEPA stresses the preservation of "...important historic, cultural, and natural aspects of our national heritage..." Similarly, Section 21001(b) of CEQA states that it is a California policy to "take all action necessary to provide the people of this state with...enjoyment of aesthetic, natural, scenic, and historic environmental qualities."

The protection of the cultural environment in general and heritage resources in particular is also given priority in the California Public Resources Code. Section 5097.9 of this code states that no agency or party is to cause damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites, or sacred shrines located on public property.

The Humboldt County Board of Supervisors established a similar policy in 1971 to evaluate archaeological sites not only in terms of their scientific value, but also in regard to their importance to the Native American Community (Resolution No. 71-14).

Besides the need to preserve important archaeological finds, there is also a need to protect paleontological resources from loss or destruction. Whereas archaeological resources provide a link with the people of the past, paleontological resources tell us about prehistoric life that lived during past geologic time periods. The protection of these resources is required by law and can make valuable scientific contributions to the community.

In addition to numerous sites of archaeological or paleontological significance in Humboldt County, there are also many other sites of historic worth. For example, some sites may be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of the County. While State and Federal historic registration programs have catalogued many of these historic resources, additional protection is needed at the local level.

The Historical Society in Humboldt County, with over 4,000 members, has contributed local input towards protecting many of our historic resources. The organization's newsletters, magazines, and relic collections have also raised our awareness of the County's rich heritage. This awareness is highly observable in the cities of Eureka, Arcata, and Ferndale, where local historical surveys and renovation of historic structures have occurred. As the educational, social, and economic benefits of historic preservation become better known, preservation will undoubtedly attract the support of a greater number of people.

3520 SCENIC HIGHWAYS

A scenic highway traverses an area of outstanding scenic quality for the purpose of enhancing the motorists' overall scenic experience. In 1971, State statutes required the preparation of a Scenic Highway Element in the General Plan. Preparing the Scenic Highway Element is the first step in developing programs to protect and enhance official State Scenic Highways, Official County Scenic Highways, and Local Scenic highways. This plan incorporates the previously adopted Scenic Highway Element, which contains one officially designated State Scenic Highway, north of Orick on Highway 101. The Scenic Highway Element attempts to accomplish numerous goals, including:

- To establish a system of scenic routes.
- To conserve scenic views observable from the routes.
- To provide multiple recreational uses on publicly owned lands adjacent to the routes.

- To recognize the dual scenic and economic value of lands planned for the growing and harvesting of timber and agricultural products.

Historical and Archaeological Resources

3530 GOAL

To provide for the protection and enhancement of cultural resources for the historic, scientific, educational, and social contributions they render to the present generation and to generations that follow.

3531 POLICIES

1. Cultural resources (including but not limited to archaeological, paleontological and architectural sites, grave sites and cemeteries) shall be identified where feasible, assessed as to significance, and if found to be significant, protected from loss or destruction.
2. Concerned citizens, historical organizations and applicable agencies shall be consulted during project review for the identification and protection of cultural resources.
3. Projects located in areas found to have cultural resources shall be conditioned and designed to avoid loss or degradation of these resources.
4. Expert opinions and field reconnaissance at the applicant's expense may be required during environmental assessment to determine the presence, extent, and condition of cultural resources and the likely impact upon such resources.
5. Archaeological and paleontological resources shall not be knowingly destroyed or lost through a discretionary action unless:
 - A. The site or resource has been found to be of insignificant value by relevant experts and representatives of the cultural resources community, or;
 - B. There is an overriding public benefit from the project, and compensating mitigation to offset the loss is made part of the project.
6. Mitigation measures shall be required where new development would adversely impact archaeological or paleontological resources.

3532 STANDARDS

1. "Cultural Resources" includes, but is not limited to, any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of Humboldt County. Sites, resources, or structures placed in Federal, State, or local historic registration programs shall also be recognized as historical resources.
2. The exact location of archaeological, paleontological, and grave sites shall not be publicly identified in order to prevent the possibility of theft or vandalism.
3. "Concerned citizens, historical organizations, and applicable agencies", should include, but not be limited to, the Humboldt County Historical Society, Northwest Indian Cemetery Protective Association, California Archaeological Site Survey at Sonoma State University, Humboldt County Public Works and Planning Departments, and the State Office of Historic Preservation, and other Native American groups and affected citizens.
4. Conditioning, designing or mitigating projects to avoid loss of cultural resources in general, but archaeological or paleontological resources in particular shall include, where applicable:
 - A. Changing building and construction sites and/or road locations to avoid sensitive areas, or;
 - B. Providing protective cover for sites that cannot be avoided, or;
 - C. Where appropriate and with the approval of all parties concerned, provide for the removal or transfer of culturally significant material by a professional archeologist or geologist.

Scenic Highways

3540 GOALS

1. Establish a system of scenic routes that will increase the enjoyment of, and opportunities for, recreational and cultural pursuits and tourism in the County.
2. Conserve, enhance, and protect scenic resources observable from scenic routes.
3. Provide multiple recreational uses, trails, roadside rests, picnicking and observation points when appropriate on present or future publicly owned lands adjacent to scenic routes.

4. Recognize the dual scenic and economic value of lands planned or zoned for the growing and harvesting of timber and other agricultural products by maintaining continued resource harvesting and production along scenic routes.

3541 POLICIES

The following policies serve as guidelines for the development of a scenic route system, and for the preparation of specific Scenic Route Plans.

1. The Scenic Routes System shall be developed and implemented through the adoption of specific Scenic Route Plans. The impetus for preparing Scenic Routes Plans should come from the Board of Supervisors, landowners or interested citizens. Except for Scenic Route Plans initiated by the Board of Supervisors, a petition of support signed by 25% or more of the property owners within the proposed scenic route shall be required to undertake any Route Study.
2. The Scenic Route System shall be consistent with adopted County and City General Plans, and shall be coordinated with local, state and federal agencies.
3. When considering Scenic Routes where regulations may have to be applied to productive or potentially productive natural resources, primary consideration shall be given to sound resource harvesting and management.
4. In both urban and rural areas, uses normally permitted by the General Plan and by zoning shall be allowed in Scenic Routes, except that scenic resources within officially designated Scenic Routes may be preserved and enhanced by supplementing normal zoning regulations with special height, area and setback regulations; by providing architectural and site design review; by regulating billboards, signs not relevant to the main use of the property, obtrusive signs, and automobile wrecking yards and junkyards. Design and location of signs may be regulated to prevent proliferation of unsightly signs along roadsides.
5. Specific development controls for any proposed Scenic Route shall be identified and adopted in the specific Scenic Route Plan for such route. The nature and type of controls may vary from route to route, and specific controls adopted for any one route or route segment do not necessarily apply to other routes within the scenic route system.
6. In regard to proposed development projects, the intent of the specific Scenic Route Plan shall be to render projects as aesthetically pleasing or as compatible with surroundings as possible, but not generally to determine whether or not the project itself should occur.

3542 **STANDARDS**

The following standards are applicable to the development of a countywide scenic route system. They should serve as the basis for the identification of specific development controls to be applied in the Scenic Route Plan.

1. The width of the Scenic Route shall not exceed 200 feet from the edge of the traveled roadway. If additional land is to be included in the Route, then the County shall purchase a Scenic Easement to cover such land.
2. The control and regulation of timber harvesting operations where permitted within an officially adopted Scenic Route shall remain solely under the jurisdiction of the California Department of Forestry. The County shall not require additional permits, nor be otherwise involved in the timber harvest permit process.
3. Lands planned and/or zoned by the County for the growing and harvesting of timber and agricultural products shall not be limited in their principal permitted uses by the adoption or designation of a Scenic Route. Should such action result in the application of regulations which exceed existing land use regulations, by any governmental body or agency, then the scenic highway or scenic highway route designation shall be withdrawn or terminated.
4. Buildings and landscaping shall be designed and located on the site to create a harmonious visual relationship with surrounding development and the natural terrain and vegetation.
 - A. Existing topography, vegetation and scenic features of the site shall be retained to the maximum extent possible and incorporated into the proposed development.
 - B. Structures and signs shall be limited in height, bulk, and siting to prevent visual competition with or dominance of existing land forms, vegetation, water bodies, or adjoining structures.
5. Structures, signs, and plant materials shall be constructed, installed and planted to complement, enhance, and retain scenic views. Vegetative screening shall be used where needed to prevent significant intrusion or degradation of public views.
6. New off-premise signs (billboards) should be limited to selective locations within Scenic Routes and specific dimensional limitations and limits on the number of on-premise and off-premise signs should be formulated as an element of each Scenic Route Plan.

7. Potentially unsightly features such as parking lots, etc. shall be located in areas not visible from the Scenic Route. Where it is not possible to locate such features out of view, they shall be effectively and expediently screened from view by planting and/or fences, walls, or berms. Screening shall utilize primarily natural materials rather than solid fencing, preferably vegetation in conjunction with low earth berms.
8. Any grading or earth-moving operation in conjunction with a proposed development shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain both on, and adjacent to, the site.
 - A. Vegetative cover shall be provided within a reasonable time after grading is completed to prevent visible scars remaining on the land from such operations.
 - B. Contours altered by grading should be restored by means of land sculpturing and a cover of top soil in such a manner as to minimize runoff and erosion and prevent ponding of water.
 - C. Finished contours shall be planted with plant materials native to the area, so as to require minimum care and to be visually compatible with the existing ground cover.
9. The location and design of access roads should not detract from the scenic quality of the route and should be consistent with the adopted Scenic Route Plan, where practicable.
10. New, relocated or existing utility distribution lines should be placed underground whenever feasible. When it is not feasible to place lines underground, they should be located so as to be inconspicuous from the scenic route. Combined or adjacent rights of way and common poles should be used wherever feasible.
11. No Scenic Route Plan shall regulate or interfere with the maintenance or operation of the Northwestern Pacific Railroad Company or the Arcata and Mad River Railroad. The maintenance and operation of North Western Pacific does not include bill boards (See adopted Humboldt Bay Local Coastal Plan, (Section 3.40(B)(5))).
12. No Scenic Route Plan shall regulate or prohibit commercial traffic.
13. The Humboldt County Board of Supervisors may initiate the preparation of specific Scenic Route Plans. Specific Scenic Route Plans may also be initiated through a formal request to the Board of Supervisors by landowners or interested citizens pursuant to Policy 1 of this element. All such requests should include a completed Scenic Route application and be submitted initially to the Planning Department.

14. The Planning Department will incorporate any requests for preparation of Scenic Route Studies into its annual Plan Implementation Program for Board consideration. Once the program has been approved by the Board of Supervisors, the Planning Department, in cooperation with the California Department of Transportation, shall prepare each Scenic Route Study.
15. The Planning Commission shall review each Scenic Route Study at a noticed public hearing, and transmit their recommendations to the Board of Supervisors.
16. The Board of Supervisors shall hold a noticed public hearing to consider each Scenic Route Study. At this point, the Board can:
 - A. Accept the study and abandon the proposal; or
 - B. Accept the study, order the preparation of a Scenic Route Plan, and may appoint a citizen's advisory committee to make recommendations on the plan.
17. The Planning Commission shall review each proposed Scenic Route Plan at a noticed public hearing and transmit their recommendations to the Board of supervisors. Recommendations by the Planning Commission on a proposed Scenic Route Plan shall be accompanied by a report stating whether or not the proposal has the support of 50% of the property owners and the owners of 60% of the property within the proposed Scenic Route segment.
18. The Board of Supervisors, upon receipt of the Planning commission report and recommendations, may, by a majority vote, elect to:
 - A. not hold a public hearing and deny the proposed plan, or;
 - B. hold a public hearing and take whatever action is deemed proper.

CHAPTER 4

PUBLIC SERVICES AND FACILITIES

4100 OVERVIEW

Publicly owned facilities serve present and anticipated needs of a community and consequently play a major role in determining future growth and development patterns. The California Legislature has clearly established the General Plan to be the source of policy guiding public facility and land use decisions (Government Code Section 65030.1 and 65400(d)). State law also requires that public facilities be well integrated with land use, circulation, open space, and other general plan elements [Government Code Section 65302 (a), (b), and (e)]. By integrating those plan elements, the general plan becomes a consolidated source of development policies.

The purpose of this Chapter is to provide guidance for the provision of public services, while maximizing consistency with land use and other applicable general plan policies. Included in this chapter is a discussion of essential public services and a set of goals, policies and implementation measures to guide their provision. The services discussed include circulation (streets and highways, parking, public transportation, railroad, bicycle facilities, airports, waterways and pipelines), trails, parks and recreation, public water and wastewater facilities, solid waste disposal, fire protection, education, and county government facilities. Some of the above services have been addressed in detailed facility plans such as the Solid Waste Management Plan, the Recreation Element, and the Trails Plan. Consequently, the goals, policies, and implementation programs of these plans have been summarized and referenced in this general plan. This will aid in the consolidation of pertinent policies that affect the overall development of the County.

4200 CIRCULATION

4210 Background

Circulation became a mandated component of the General Plan beginning in 1955. The purpose is to address the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. State law requires Circulation to be correlated with Land Use in the General Plan [Government Code Section 65302(b)].

Since the Circulation component was first required in 1955, transportation technology and needs have changed greatly, with the emphasis today on the development of a balanced, multi-modal transportation system. The rising costs of fuel and hence, the rising cost of travel, suggest a transportation system that must include modes of travel other than the automobile. In this respect, transportation planning must not only be correlated with planned land uses, but also with the needs of various segments of the population. Because of Humboldt County's large land area, with a great deal of sparsely populated rural areas, transportation costs

make up an inordinately high proportion of the amount of money leaving the county for energy. To help make the county's economy more sound, energy conservation in transportation should be stressed. Ride sharing, greater use of public transit, and use of bicycles for commuting should be encouraged where feasible. The following discussion is provided to describe the numerous modes of transporting goods and people in Humboldt County.

4211 Streets and Highways

The roads, streets and highways form the most significant element of transportation in Humboldt County. With the exception of a small amount of air passenger service, all people use this system for transportation. The roads have also played a growing importance in the movement of freight. The County is served with a variety of roads from freeways (U.S. 101) to dirt logging roads. Collectively, these roads provide a complete network with access to virtually all areas of the County where access is presently necessary. Few new roads are expected to be needed, except in urbanizing areas. The following table summarizes the road mileage under the various public administrations.

TABLE 4-1

HUMBOLDT COUNTY
MILEAGE OF ROADS BY JURISDICTION

<u>Total</u>	<u>State</u>	<u>County</u>	<u>City</u>	<u>State (not Highways)</u>	<u>Federal</u>
2638	336	1199	237	119	737

Source: California Statistical Abstract, 1980

4211.1 Parking

The amount of parking required by a given land use is dependent upon many factors, such as family composition patterns, and land use intensity and location. For example, more than one parking space per dwelling unit may be needed for developments which have families with teenage children or for which there are apartments shared by unrelated adults. And, less than one-to-one ratio may be needed in housing for the elderly, where public transit is provided.

In Humboldt County, parking has become a circulation problem in many locations. This is primarily due to the zoning ordinance provisions for parking which are 17 years old, and the conditional use permit process. Since the adoption of the ordinance requirements for parking, per capita number of licensed vehicles has risen 20 percent. Consequently, the increase in vehicles resulted in an increased demand for parking spaces. Another factor leading to parking problem concerns the relation between

land use changes and population density. Generally, a land use change intensifies traffic problems, including insufficient on-street parking. This type of land use change has created problems in areas along Harrison Avenue, Myrtle Avenue, and in various areas around McKinleyville, Garberville, and Redway.

Demand for parking near activity centers could be reduced if more people would ride public transit or bicycle. Reserving preferred parking spaces near congested areas for cars involved in ride sharing programs could be a strong inducement for car pooling.

4212 Public Transportation

Public transportation is a relatively new service in Humboldt County. Bus transportation, for example, was reintroduced to the County during the mid-1970's. Around the same time, the Humboldt County Association of Governments and the state were preparing plans for the development of bus transportation. State sales tax revenues were allocated to each city and county for transportation purposes. The City of Eureka was the first to initiate service, followed by Arcata. In addition, a publicly supported intercity service between Trinidad and Scotia is operated by the Humboldt Transit Authority. Since their inception, all three systems have proved successful and have increased ridership.

In addition to regularly scheduled bus service traveling along predetermined routes, many other forms of service have been or are emerging. These are commonly termed, paratransit, and can include taxicabs, mini-buses that transport specific groups, volunteer drivers for elderly and handicapped, and mini-buses that provide city-wide service on flexible schedules and routes. The paratransit options have opened many more possibilities to provide transportation services that can be tailored to meet the needs of a city, an area, or a specific group of people.

4213 Railroad

Northwestern Pacific (NWP), a subsidiary of Southern Pacific, is the only rail service into and out of Humboldt County. Only freight service is available. Passenger service was offered between Eureka and San Francisco but was discontinued in the early 1970's. NWP's main line extends from the Humboldt Bay area to its connection with Southern Pacific at Schellville in Sonoma County, a distance of about 252 miles. Within Humboldt County there are 108 miles of NWP track, crossing the county from Korbel to the Trinity County border near Alderpoint. Presently there are approximately 6,500 carloads of freight being shipped from Humboldt County annually (1980 estimate) a significant decrease from the 20,000 carloads shipped in 1977.

Reductions in rail freight traffic reflect general economic conditions and rail service to points south remains a critical portion of the overall transportation system because of the geographic isolation and minimal number of major circulation routes. Economic growth and harbor development are dependent in large part on other transportation facilities, notably the railroad which provides a vital service as a heavy freight carrier. The suitability of much of the land designated for industrial development relies on the availability of public works and facilities including the railroad and private spurs.

Other rail service provided in Humboldt County is by the Arcata and Mad River Railroad. This railroad is a subsidiary of Simpson Timber Company, which provides freight service only from the Simpson Mill at Korbelt to its connection with NWP. The distance of the rail service is 7-1/2 miles.

4214 Bicycle Facilities

Bicyclists can use all state, county and city roads. Bicycle route signs have been placed on the State's Bikecentennial Route. The cities of Eureka, Arcata, and Fortuna all have adopted bicycle master plans. The City of Arcata has two signed routes and has plans for protected bike routes. In addition, Arcata and Humboldt County are developing a bike path along the Mad River railroad in McKinleyville. McKinleyville has two painted bike lanes along Central Avenue. Humboldt State University has installed 300 new bike racks with locking facilities. These are to be funded by the California Department of Transportation. The City of Eureka has adopted a bicycle plan and is seeking funds for implementation. Humboldt County has developed a countywide bicycle plan that proposes to connect the cities, towns and colleges and provide safe access to local, regional, State and Federal Parks. Bicycles should be considered as a viable transportation option for commuting in Humboldt County.

4215 Airports

Airports are defined as either air carrier, general aviation or military. The Arcata-Eureka Airport in McKinleyville is the County's designated air carrier airport. There are no military airfields in the County; however, the Coast Guard uses the Arcata-Eureka Airport for search and rescue operations and the California Department of Forestry uses the Rohnerville Airport as the Air Attack Base for wildland fire suppression aircraft.

County Airports used for general aviation are at the following locations: Arcata-Eureka (McKinleyville), Dinsmore, Garberville, Hoopa, Willow Creek, Kneeland, Murray Field and Rohnerville. In addition to normal recreation and business use, these airports provide landing facilities for emergencies such as floods, forest fires, and medical evacuations.

CIRCULATION

Figure 4-2

AIRPORTS

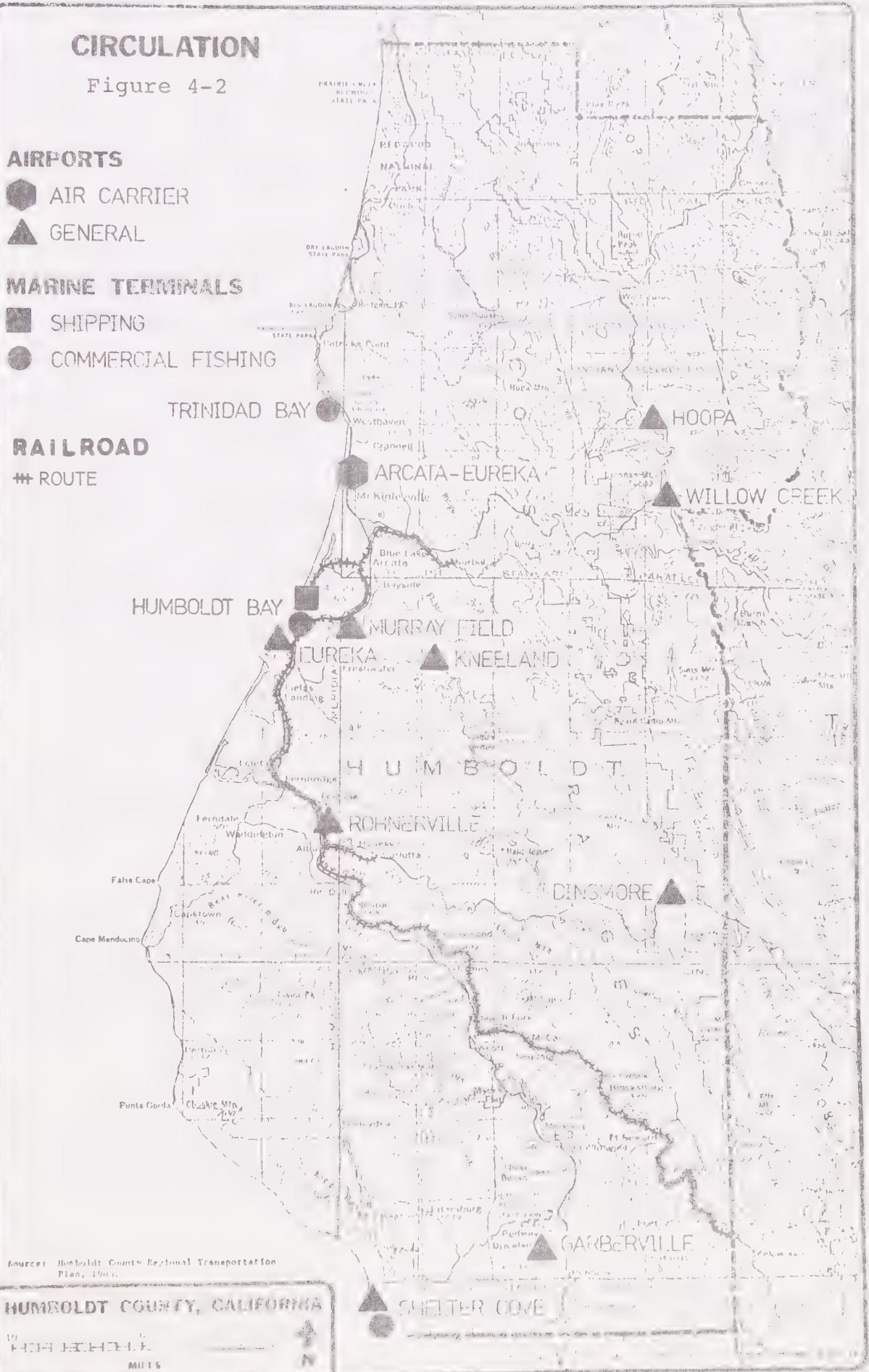
-  AIR CARRIER
-  GENERAL

MARINE TERMINALS

-  SHIPPING
-  COMMERCIAL FISHING

RAILROAD

-  ROUTE



Source: Humboldt County Regional Transportation Plan, 1981.

HUMBOLDT COUNTY, CALIFORNIA

0 10 MILES

0 10 MILES

4216 **Waterways**

Humboldt Bay has served as a major port on the northern California Coast for the past 100 years. Commercial shipping activities located in the Bay are an important contributor to the local economy and serve the forest products industry of Northern California. Humboldt Bay is the only California port north of San Francisco with sufficient depth to admit large ocean freighters and tankers. The docks around the Bay are used primarily for the exporting of forest products, importing of chemicals for processing wood pulp and of petroleum products. Manufacturing, processing and wholesaling establishments located in Eureka, Arcata and on the Samoa Peninsula are dependent on these shipping activities to a great extent.

Commercial fishing is the second most important user of the Bay's shoreline. Over three percent of California's fish and shellfish catch is landed at Eureka and Fields Landing. In addition, seafood is shipped to Eureka for processing from other ports. The receiving, processing and wholesaling establishments employ large numbers of local residents.

The Humboldt Bay Harbor, Recreation and Conservation District was established by the electorate of Humboldt County on April 17, 1973 in order to effectively implement, supervise and regulate the construction and development of Humboldt Bay. The District is empowered by State statutes to develop Humboldt Bay to its ultimate potential as a harbor and port while conserving the natural resources of the area. Since its inception, the Harbor District has actively pursued a number of projects ranging from simply paving and improving the boat launching ramp and jetty at Shelter Cove to aspiring to have Humboldt Bay designated as an official foreign trade zone.

4217 **Pipelines**

Natural gas is supplied to Humboldt County by Pacific Gas and Electric Company. The majority of the natural gas used in Humboldt County is piped into the county by a 12-inch mainline from the Central Valley. The remainder of the natural gas used is supplied by Humboldt County's natural gas fields located south of Eureka.

Petroleum distribution lines located on Humboldt Bay serve to transfer petroleum products from the barges or ships to the various oil company storage tanks. The petroleum distribution lines and the oil company storage tanks located near Humboldt Bay are considered by the petroleum companies to be adequate to handle the future needs of the County and there are no known plans for expansions.

4220 **GOALS**

To develop, operate and maintain a well-coordinated, balanced, circulation system that is safe, efficient and provides good access to all cities, communities, neighborhoods, recreational facilities and adjoining regions.

4230 POLICIES

4231 Roads

1. Humboldt County supports the construction of a depressed freeway Route 101 through Eureka. If continued development along the proposed route renders it physically or economically infeasible, Humboldt County would support construction along an alternate route.
2. Humboldt County supports improvements and maintenance of public access roads to natural resource areas designated for timber production, agriculture and mining.
3. Significant increases in traffic volumes and turning movements on and off a major expressway/freeway at high volume at grade intersections should be discouraged.
4. Humboldt County supports the need for additional State revenue from sources such as State Gas Tax for the maintenance and reconstruction of County roads that carry heavy commercial truck traffic.
5. Humboldt County shall take action to support the increase of gas tax revenues to a level adequate for local street and road maintenance.
6. Humboldt County recognizes that the era of abundant and inexpensive energy has ended. Energy considerations must become a critical element in all policy decisions involving the selection and use of transportation systems.
7. The County Planning Commission shall review all proposed abandonments of maintenance on County roads for conformance with the County General Plan before they are approved.
8. Encourage the development of a road system that supports an orderly pattern of land use through:
 - A. Using minor collector roads to provide access to higher density residential areas, local commercial facilities, neighborhood parks and schools.
 - B. Locating lower density residential areas with frontage onto arterial or major collector roads away from through-traffic unless sufficient mitigation measures are used.
 - C. Locating retail, service and industrial facilities, community centers, major recreational facilities, employment centers, and other intensive land uses near major collector, or arterial roads.
 - D. Improving roads to accommodate land uses served by an inappropriate road classification.

4232 Ports

1. The deepening of the ship channels in Humboldt Bay beyond a depth of 35 feet may be justified. Humboldt County supports continued maintenance of the channels to provide access to existing and planned port facilities.
2. Humboldt County supports the improvement and modernization of commercial fishing facilities in Humboldt County. The cities of Eureka and Trinidad, Humboldt County and Humboldt Bay Harbor District should actively and cooperatively seek to encourage private investment into commercial facilities and, where necessary, invest public funds into rehabilitation, upgrading and expanding boat marinas and public piers.
3. Several public agencies are responsible for the improvement of waterfront facilities on Humboldt Bay. Their efforts should be coordinated so that the public investment is effectively applied to support the commercial fishing industry and other public uses. The Humboldt Bay Harbor Recreation and Conservation District should take the lead role in coordinating this development.
4. Local business groups should be encouraged to work with local government to encourage private investment into facilities such as:

Boat building and repair facilities;

Fleet service facilities; and

Fish processing facilities.

4233 Rail







1. The railroad system connecting to points south shall be maintained and operated to support the County's economic development and maintain the diversification of the County circulation network.
2. The County supports the modernization of freight rail services.
3. Humboldt County supports efforts to have the Northwestern Pacific Rail Line included in the California State Rail Plan as a project designated eligible to receive Federal funds for rehabilitation and new facility construction.
4. Humboldt County supports State and Federal programs that would provide funding for railroad crossing protection devices.

4234 Airports

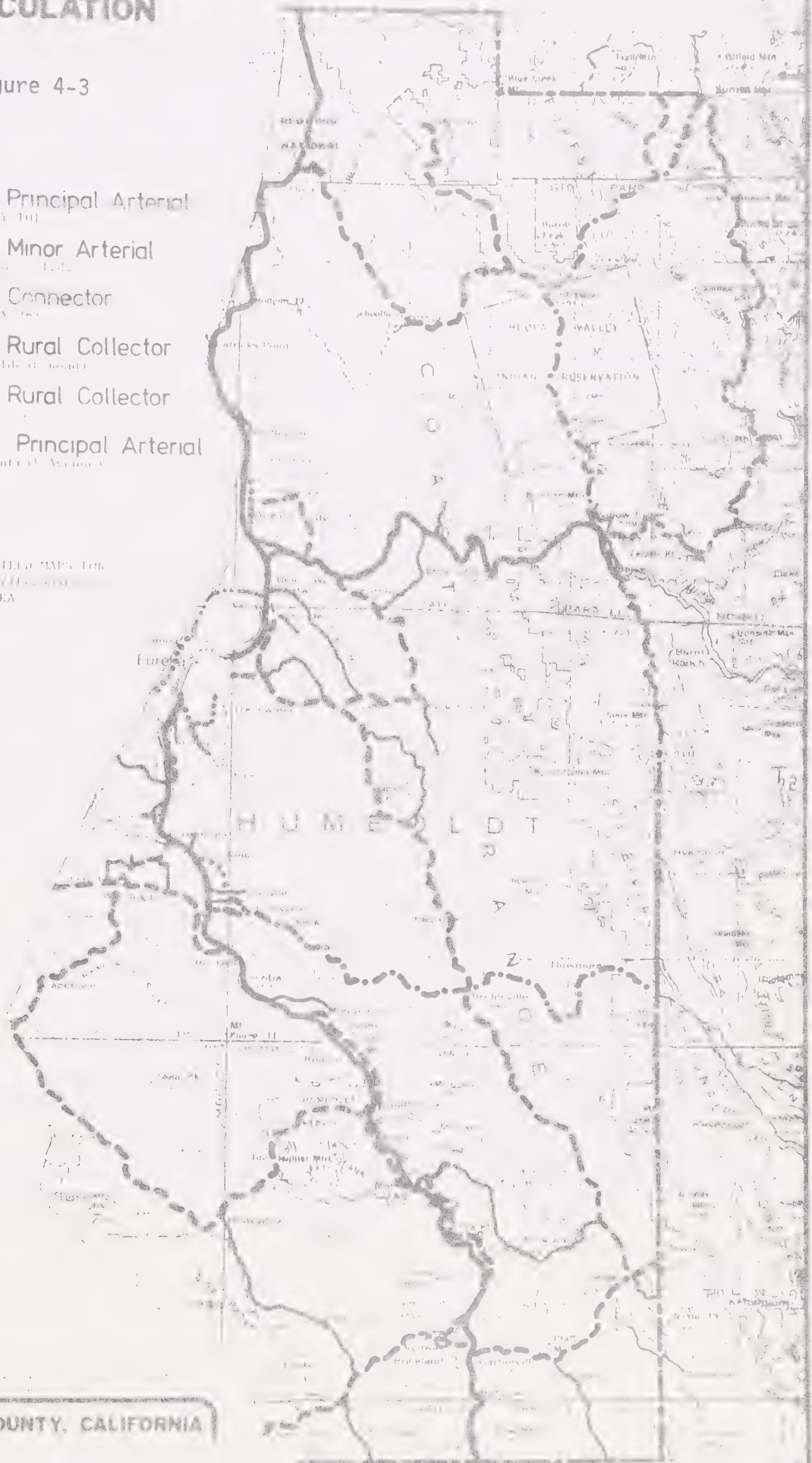
1. Humboldt County should regularly update and maintain the Airport Master Plan as the primary County policy document for airport development.

CIRCULATION

Figure 4-3

-  Rural Principal Arterial
(e.g., HWY 101)
-  Rural Minor Arterial
(e.g., State Route 163)
-  Rural Connector
(e.g., HWY 99)
-  Major Rural Collector
(e.g., Wildlife Road)
-  Minor Rural Collector
(e.g.,)
-  Urban Principal Arterial
(e.g., Central Avenue)

SEE DETAILED MAPS FOR
MCDONALD COUNTY, MISSOURI
AND FOR KANSAS



2. Humboldt County shall establish land use controls around airports as recommended by the Airports Master Plan through the Airport Land Use Commission.
3. Humboldt County supports efforts to expand commercial airline service to the area.

4235 Drainage

1. Drainage needs of each community shall be studied as part of each community plan.
2. Natural drainage ways shall be utilized where possible to convey drainage flows consistent with streamside management policies in the general plan.
3. Drainage facilities shall be capable of passing a 10 year intensity storm without static head at entrance and passing a 100 year intensity storm without major damage. (Res. 85-81, 8/20/85)

4236 Transmission and Pipelines

1. The siting of electric transmission lines should avoid recreational and tourist oriented resources to the greatest extent possible, taking into account the design and size of the transmission towers, the nature of the landscape, and the placement of the transmission towers in the landscape.
2. Extension of services, such as sewer, water, and roads should avoid traversing agricultural lands. Where such infrastructure must cross agricultural lands, they should be located in public right-of-way and provide a level of service consistent with the development density reflected in the Land Use Plan.

4237 Planning Process

1. Transportation decisions in urban and rural areas should be based on a comprehensive planning approach that considers at a minimum existing land uses and future land development as proposed in adopted County plans and plans of other governmental agencies.
2. Decisions to change or expand the land use of a particular area should include an analysis of the impacts to existing and/or proposed transportation facilities and services so as to minimize or avoid serious operational or economic consequences.
3. Land use plans and policies shall be the basis for transportation facilities development.

4. Transportation systems in Humboldt County and those which link the County with other areas of the State are to be coordinated and integrated so that a full range of travel patterns can be supported.
 - A. Existing and future public transit services are to be coordinated so that service from rural areas is effectively integrated with urban service. Schedules should be designed for a smooth transfer between rural and urban buses. Fares should be integrated so that a person pays only once for the full trip. Convenience facilities should be made available so that transfer areas are protected from the weather and bus information is provided.
 - B. Automobile and bicycle transport are to be integrated with public transit by developing adequate parking facilities at major bus stops and, where feasible, transporting bicycles on the buses along the intercity bus routes.
 - C. Multi-family housing shall be encouraged in areas serviced by public transit where consistent with other sections of the plan.
5. The Circulation corridor requirements shall be consistent with expected traffic volumes.
6. County roads identified by the Public Facilities Plan Maps require improvements and roadway dedications as conditions of development as specified by Minimum Corridor Standards (see the standards 4240).
7. New development shall only be approved which will not significantly create or aggravate safety, capacity or parking problems on County roads.
8. Community Plans shall include a Circulation Plan which:
 - A. Establishes future locations of major roadways.
 - B. Minimizes dead end roads.
 - C. Sets requirements clearly connecting future land use developments with the provision of an adequate circulation system.
 - D. Considers designation of parking districts where in-lieu fees may be collected for a specified parking area.
9. All circulation planning shall be based on the County's very limited ability to construct new projects. To the maximum extent feasible, necessary circulation routes and facilities shall be obtained as a condition of approval for land development projects.
10. Access to public transit, bicycle parking and carpool parking should all be considered in circulation planning.

4240 STANDARDS

1. The Rural Principal Arterial system consists of a connected rural network of continuous routes which have trip length and travel density characteristics indicative of substantial statewide or interstate travel.
2. The Rural Minor Arterial road system, in conjunction with the rural principal arterial system, links cities and towns above 5,000 in population and other major traffic generators, and forms an integrated network providing interstate and intercounty service.
3. Rural Connectors provide connections between the higher order system and have low-volume/long trip length characteristics.
4. The Rural Collector routes generally serve travel or primarily regional importance rather than statewide importance and constitute those routes on which (regardless of traffic volume) predominant travel distances are shorter than on arterial routes. The collector road system is subclassified into two categories:
 - a. Major Collectors are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
 - b. Minor Collectors are spaced at intervals, consistent with population density, to collect traffic from local roads and bring all developed areas within a reasonable distance of a collector road.
5. The Rural Local Road system serves primarily to provide access to adjacent land and accommodate travel over relatively short distances as compared to higher systems. (Not shown individually on circulation map.)
6. Urban Principal Arterials in conjunction with Rural Principal Arterials, provide the highest level of conventional street service to virtually all area traffic generators.
7. Ten Year Flood: a ten year flood means a flood which can reasonably be expected to occur once every ten years.

8. Road Classification - Minimum Corridor Standards

<u>Classification</u>	<u>County Minimum Roadway Design Category*</u>
Rural Principal Arterial	State Highway
Rural Minor Arterial	State Highway
Rural Connector	State Highway
Major Rural Collector	5
Minor Rural Collector	4
Urban Principal Arterial	6
Minor Urban Collector	5
Minor Urban Arterial	6

*Refers to Roadway Categories and Standards contained in Appendix 4-1 of the County Subdivision Ordinance.

4300 TRAILS

4301 Background

In 1979, the Board of Supervisors adopted the Humboldt County Trails Plan, in response to the growing popularity of bicycling, horseback riding, jogging, and hiking. A basic conclusion drawn from public meetings and agency input on the trails program indicated that a safe and efficient network of trails for bicyclists, equestrians, and hikers is needed in the County and that it would be used.

The development of transportation and recreation trails is part of the overall long range goal of achieving a coordinated and balanced transport system. Walking and bicycling can provide a major means of daily transportation, especially when combined with bus service. For many people, walking and bicycling is the sole means of transport. By designing and maintaining a trails network linking county communities and public lands, an economical and healthful form of transportation and recreation is encouraged.

Construction of trails, whether in urbanized communities or rural areas, must be done with sensitivity to the surrounding environment. Basic land use patterns and terrain suitability will generally determine the most appropriate areas for trails routing. In a very general sense, routing considerations indicate that the coastal terrace lands from Trinidad to Rio Dell are best suited to the development of trail routes of county significance. Major land activities in the mid-Humboldt region include farming and ranching, recreation, urban and rural settlement, with forest-timber production lands defining the general fringe of suitable trail areas. Lands in public ownership and certain areas in other parts of the county are also suitable for trail establishment, particularly for hiking and equestrian routes.

The eventual establishment of a functional trails program in Humboldt County will come as a result of public need and comprehensive planning which takes into account environmental and various financial considerations, land uses, and property owner concerns. Given proper planning and design, trails may be established to serve the public need for years to come.

The essential elements of the trails plan have been summarized and included in the following goals, policies, standards and implementation programs of the General Plan.

4310 GOALS

1. To provide guidelines for establishing a safe, efficient, and enjoyable County trails program for the transportation and recreation needs of bicyclists, equestrians, hikers, and joggers.
2. To increase participation in bicycling, horseback riding, and hiking activities which can provide physical, social, environmental, and economic benefits for County residents and tourists.

4311 POLICIES

1. Develop an accessible trails network as shown on trails map which includes trails within and between communities, parks and other publicly owned lands.
2. Provide safe bicycle and pedestrian trails to schools, when it is determined that inadequate access exists.
3. Encourage development of trails with varying lengths and difficulty through diverse terrain, scenery, and points of attraction.
4. Blend trails into the natural environment to reduce environmental disruption.
5. Place priority of bicycle route maintenance on routes that are most heavily used.
6. Encourage the provision of secure, weather protected bicycle storage facilities at bus stops, businesses, and public buildings as needed.
7. Encourage appropriate buses to be equipped with bicycle transport racks.
8. Encourage development of access and, where suitable, camping areas into existing and future recreation areas.
9. Encourage the placement of landscaping along horsetrails located adjacent to roadways to serve as safety and/or visual screens between trail and vehicle lanes.

4312 STANDARDS

1. Capital improvement programs should determine specific project expenses reflective of available finances and volunteer resources.
2. Maintenance of trails includes, but is not limited to, drainage grate modification, pothole repair, and bicycle path sweeping.
3. Education and associated law enforcement programs should be used through use of media, brochures, and/or public presentations.
4. Enforcement of rules pertaining to trails is to be accomplished through contact with the California Highway Patrol, County Sheriff and recognized volunteer trail patrol groups.
5. Trail system coordination is to be accomplished through contact with cities, Caltrans, and other appropriate agencies.
6. Notwithstanding policies of Coastal Elements, the following methods may be utilized for trail right of way acquisitions; where trails cross private lands:
 - Purchase of fee title, option to purchase agreements
 - Bargain sales (part sale and part charitable contribution)
 - Outright donation (fee simple)
 - Donation with a reserved life estate or undivided land interest
 - Bequests
 - Donation or purchase of easement
 - Lease and/or sale and leaseback
 - Various parkland dedication ordinance provisions of the State Subdivision Map Act
 - Various provisions of the California State Subdivision Map Act as in Articles 3 and 4, Chapter 4, or other relevant provisions
 - Eminent Domain may be used as a last resort when all other acquisition methods have proved unsuccessful. The County should not use proceedings of eminent domain in the acquisition of property for trail purposes, where those properties are managed primarily for agricultural or timber production, except for purposes of widening County roads.

- /. In the review of accessways to trails, the approving authority shall find that:
- A. The proposed mode of access and the location of such access shall be consistent with adjacent uses and shall not have an adverse impact on adjacent owners' use of their property and shall be consistent with the intensity of development; and
 - B. The likelihood of trespass and vandalism on adjacent private property has been minimized through the location of, and the level of improvements required, for the use of the accessway; and
 - C. The need to provide for public health and safety has been evaluated for:
 - 1. parking
 - 2. road capacity and traffic patterns
 - 3. conflicts in uses (i.e. pedestrian, equestrian, vehicular)
 - 4. use by the handicapped
 - 5. capacity of sanitary facilities including trash disposal
 - 6. topography of trail (too steep);
 - D. Adequate access is not available nearby; and
 - E. There is no significant conflict with agriculture including:
 - 1. vandalism,
 - 2. theft of livestock, agricultural supplies and tools,
 - 3. damage to crops and livestock,
 - 4. trespass on areas not part of accessway,
 - 5. damage to fencing and gates,
 - 6. livestock depredation,
 - 7. litter,
 - 8. interference with agricultural operations; and
 - F. The development and use of the accessways shall be consistent with the environmental limitations as shown on the Biological Resources Maps.

4400 COUNTY PARKS AND RECREATION

4410 Background

Opportunities for outdoor and community based recreation in Humboldt County are important ingredients to the quality of life enjoyed by County residents. Humboldt County park facilities, though used primarily by County residents, also provide valuable recreational opportunities for visitors from outside the County. (Refer to Map 2-1). In order to maximize the use of the County's recreational facilities, accessibility to a wide segment of the population must be ensured.

In ensuring accessibility to recreational facilities and opportunities, a framework must be established through which the county can provide and maintain facilities that adequately meet the diverse needs of the public. This framework will in turn aid in realizing basic general plan goals such as accommodating additional people in the county, and guiding physical development in an orderly fashion.

The parks and recreation section of this general plan summarizes the basic goals, policies, standards, and implementation measures of the existing recreation element. The Recreation Element was prepared under the guidance of the County Parks and Recreation Commission and was adopted in 1976 and updated in 1981 to provide a central policy tool in deliberating on matters concerning parks and recreation facilities. Though the entire text of the Recreation Element is not included in this plan, it is contained in the general plan data base. The goals, policies, standards, and implementation measures that will be used in the general plan to encourage the maintenance and provision of parks and recreation facilities are provided in the following.

4420 GOALS

To provide and adequately maintain park and recreation opportunities which are highly accessible and reflective of public needs; to protect park resources from incompatible uses; and to plan park development in such a manner as to minimize environmental impacts.

4430 POLICIES

1. The County should continue to support efforts to acquire, develop, and maintain county parks and recreation areas that are highly accessible to the public, and serve the unstructured outdoor recreational needs of County residents and tourists.
2. The County shall give priority to the County residents' outdoor recreational needs.
3. Plans for the development of additional County recreational facilities and opportunities shall consider the County's long term capabilities for the maintenance of all facilities and opportunities.
4. The County shall encourage the private acquisition, development, and preservation of outdoor recreational resources and opportunities and facilities, and the County will coordinate recreation plans with all appropriate agencies.
5. The County shall pursue all feasible sources of funding for the maintenance, development or acquisition of recreational facilities and programs consistent with this plan.

6. The County Parks and Recreation Division staff shall continue to provide information regarding recreational opportunities within Humboldt County and input into land use planning decisions insofar as those decisions may effect recreational opportunities in the County.
7. Policies addressing community recreational needs shall be prepared as part of each community plan.

4440 **STANDARDS**

1. The planning process and design process, as delineated in the General Plan Technical Appendix shall be used as a guideline for the planning of recreational facilities and activities.
2. Public input shall be sought prior to undertaking any extensive development of a park or planning of new recreational facilities.
3. The provisions of the California Environmental Quality Act shall be adhered to in the planning and design processes.
4. Park facilities shall be designed and constructed in such a manner as to not discriminate against the physically handicapped. When a County policy or standard is adopted addressing handicapped accessibility, it shall be incorporated as a standard of this section of the General Plan.
5. The Parks and Recreation Commission shall develop a program to determine the physical barriers to recreational facilities and establish a schedule to eliminate them.
6. Coastal parks and accesses will be developed in accordance with the Local Coastal Plans.
7. The implementation section of the Recreation Element (1976, updated 1981) shall be used as a guide for project selection for County Park development, and is hereby incorporated into this document.
8. The Parks Division of the Department of Public Works shall assume the role of the lead agency for the purposes of administering the Recreation Element.
9. The County Parks and Recreation Commission shall act in an advisory capacity to the Board of Supervisors, and shall review and recommend policy regarding public recreation in Humboldt County, and shall conduct periodic reviews of the Recreation Element.

4500 **WATER AND WASTEWATER FACILITIES**

4510 WATER FACILITIES

The major purveyor of domestic and industrial water in Humboldt County is the Humboldt Bay Municipal Water District. This district supplies water to the cities of Eureka, Arcata and Blue Lake, as well as to the community of Fairhaven, the Samoa Pulp Mills, and various special districts situated around the Humboldt Bay area. The Humboldt Bay Municipal Water District is currently operating near its 75 million gallon per day capacity; however, the district can redistribute its industrial and domestic allotments to meet future demands.

Less obvious, but no less important are the water supply and capacity characteristics of other districts in the County. The County's inland and southern special districts, with few exceptions, have sufficient water supply to meet present needs. The districts located in Willow Creek, Jacoby Creek, Hydesville, Miranda, Redway, Orick, Alderpoint, and Orleans appear to have adequate water supply and capacity. Water supply or capacity is questionable in Weott and Shelter Cove.

One of the goals of the General Plan will be to ensure a dependable water supply, sufficient to meet the County's domestic, industrial, and agricultural needs.

4511 GOALS

1. To ensure a high quality water supply and distribution system consistent with County needs.

4512 POLICIES

1. Encourage further investigation of the County's water resources by Federal and State Water Resources agencies.
2. Regulate development that could pollute watershed areas as defined in Section 3362.1
3. Ensure that the intensity and timing of new development will be consistent with the capacity of water supplies.
4. Maximize the use of water conservation techniques appropriate for new and existing development.

(Policies 1, 2, 3, and 4 are also included in the Water Resources Section 3300 of the General Plan.)

(Refer to the Development Timing Section 2630 of the General Plan for further discussion of policies pertaining to public water services.)

4513 STANDARDS

1. Refer to water resources section 3300 and development timing section 2630 of the General Plan.

4520 WASTEWATER FACILITIES

Wastewater treatment and disposal services are provided to some of the more densely populated areas of Humboldt County. Six of the County's incorporated cities have wastewater systems (including Arcata, Eureka, Blue Lake, Ferndale, Fortuna, and Rio Dell). Additionally, six of the special districts also have such systems (including the Humboldt, McKinleyville, and Redway community services districts, the Garberville and Loleta Sanitary Districts, and the Shelter Cove Resort Improvement District).

Many of the wastewater disposal systems have experienced violations of discharge requirements in the past. These violations are primarily due to inadequate storage capacity to handle effluent storage needs and wet weather runoff. However, corrective measures have been initiated by most of the systems.

The remainder of the County relies on septic systems to dispose of wastewater. The average home generates about 40 to 50 gallons of wastewater per day (not including outside uses such as lawn watering). Improper treatment and disposal of household wastewater can pose serious health problems. For this reason, the County Health Department and Regional Water Quality Control Board have control over design, construction, operation, and maintenance of wastewater treatment systems within their jurisdictions.

The disposal of wastewater is a key constraint to development in Humboldt County. County requirements for septic tank systems limit their use to specific soil conditions and require them to be located away from water sources. Requirements for the subdivision of new parcels stipulate that at least one site on each lot or parcel be suitable for the installation of a septic tank soil absorption system or to be connected to a public sewer system.

The General Plan outlines measures to ensure the safe disposal of wastewater from both wastewater treatment facilities and individual septic systems. Where indicated, some of the following measures have appeared in other sections of the General Plan.

4530 GOALS

1. To ensure a safe means for waste disposal and protect the County's water resources for the public's health and safety.

4531 POLICIES

1. Population projections and other related demographic information in the General Plan should be used as a guide for determining the size of wastewater disposal treatment facilities, and the extent of services provided.
2. Responsible County agencies shall continue to coordinate with special districts in maintaining data on wastewater facility capacity.

3. Projects requiring public wastewater disposal shall receive public sewer commitments from the appropriate district or agency prior to receiving tentative approval.

(Refer to the Development Timing Section of the General Plan for further discussion and policies on public wastewater disposal).

4. Areas planned for additional development which are dependent on individual septic tank leach field disposal systems shall have minimum lot sizes based on the following factors:
 - A. soil suitability,
 - B. slope,
 - C. water source (on site-well or serviced),
 - D. proximity to sensitive habitats.
5. Septic systems shall not be permitted where the slope exceeds 30% or within 50 feet of an unstable land form.
6. Sewage disposal systems placed on an existing lot must meet all of the requirements of the Humboldt-Del Norte Department of Public Health and the North Coast Regional Water Quality Control Board.

(Refer to the Development Timing, Rural Development, Water Resources Sections, and the Housing Element of the General Plan for further discussion and policies pertaining to on-site wastewater disposal).

4532 STANDARDS

1. North Coast Regional Water Quality Basin Plan.
2. County Health Code regulations.

4600 SOLID WASTE COLLECTION/DISPOSAL

In 1980, 66,493 tons of solid waste was generated in Humboldt County. The County Solid Waste Advisory Committee has developed two projections regarding future levels of solid waste. One projection assumes a constant generation rate per capita over the next 20 years. This projection indicates that the present level of waste generated (66,493 tons per year in 1980) may increase to 78,441 tons per year by the year 2000. The other projection assumes that solid waste per capita will increase 1.75 percent from 1980 to 1985 and 1.40 percent for every year thereafter to the year 2000.

Recognizing the potential health and safety threats inherent in the disposal of wastes, the State of California has developed a program of solid waste management. The legislature delegates primary responsibility for solid waste management to counties. Humboldt County has complied with this State directive by preparing a solid waste management plan.

The County's solid waste management plan provides for a total solid waste management program that encompasses the storage, collection, transportation, separation, processing, reduction, recycling, recovery, and disposal of solid waste. (See figure 4-4). The program is coordinated with State and Federal agencies in order to help protect the County's economy and environment, and the public's health and safety. Additionally, Humboldt County's solid waste management plan has a feedback mechanism, which allows it to be adapted to changing needs and circumstances.

As a means of ensuring planning consistency and coordination, the essential elements of the County's solid waste management plan have been incorporated into this general plan.

4610 GOALS

1. To provide for a total solid waste management program that encompasses the storage, collection, transportation, separation, processing, waste reduction, recycling, recovery and disposal of solid waste on a countywide basis; to retain continuing flexibility in adapting the system to changing needs and circumstances. To provide protection of the County's environment, public health, safety and economy, and ensure coordination with State and Federal programs for appropriate solid waste management.
2. To decrease by 10 per cent the per capita waste generated by users.

4611 POLICIES

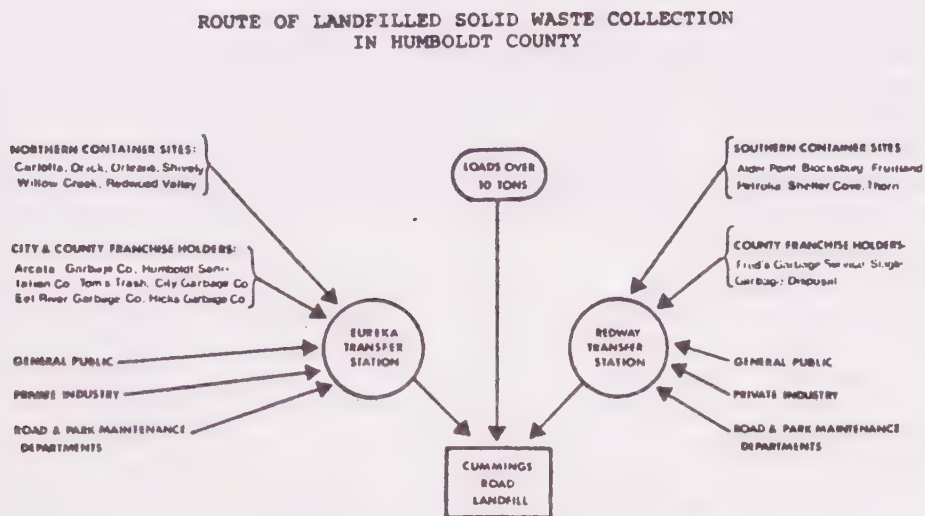
1. Eliminate litter and other illegal solid waste disposal practices.
2. Provide a healthy, safe and economical system for disposal of solid waste.
3. Establish and maintain a coordinated solid waste collection and disposal program for the County.
4. Minimize the environmental impact of solid waste handling and disposal by using bear proof containers and fencing in addition to any other mitigation measures.
5. Establish and maintain an equitable system to finance the cost of solid waste disposal.
6. Encourage the establishment of resource and energy recovery systems throughout the County.
7. Encourage programs of source separation and recycling, and the reduction of the total waste generated, on a countywide and per capita basis.
8. Maintain flexibility in solid waste planning to facilitate the permit issuance process.

9. Continue public education programs regarding the problems, progress and needs of the County solid waste management program.
10. Encourage full service within all franchise areas.
11. Encourage the establishment of large-scale composting sites in the County.
12. After sanitary landfill operations are completed solid waste disposal sites shall be used for open space purposes considering the nature of wastes disposed.
13. Future solid waste disposal sites shall be acquired with full attention to their possible use for recycling, energy recovery, and eventual open space use considering the nature of the waste disposed.

4612 **STANDARDS**

1. Prior to approval of a solid waste disposal project, the applicant shall submit a solid waste disposal initial study plan which includes:
 - A. Estimations of the quantity of waste to be disposed of and the area and volume required for disposal, on an annual basis, including 5 and 10 year projections;
 - B. Description of toxicity and harmful effects on people, plants, and animals;
 - C. Site alternatives and description of impacts associated with each;
 - D. Relationship of the disposal project to other disposal projects in the area;
 - E. A monitoring and mitigation program to insure the prevention of damage to soil, plant and animal life, and surface and subsurface water supplies.
 - F. A reclamation and restoration plan including descriptions of recontouring, revegetation, visual buffering during and after the project, and a list of possible future uses for each of the sites considered, and a list of uses which would not be possible after project completion; and
 - G. Assessment of conformity with County Solid Waste Management Plan.
2. Any solid waste disposal project is to conform to the County Solid Waste Management Plan.

Figure 4-4



Source: Humboldt County Solid Waste Advisory Committee,
Humboldt County Solid Waste Management Plan,
1981, p. 27.

3. Projects should take place at existing approved disposal sites. New wood waste, sludge, and non-toxic drilling muds projects may, however, be allowed by conditional use permit in any land use designation, except Residential, if the least environmentally damaging alternative is selected.
4. Projects in agricultural and timberland designations shall be limited to non-toxic materials that would be compatible with agriculture or timberland use.
5. Projects shall meet the requirements of the Solid Waste Management Board regulations, (Division 7, Title 14, California Administrative Code) as applicable.

4700 FIRE PROTECTION

4701 Background

In Humboldt County, fire protection is provided by fourteen fire districts, two cities, six other special districts, the California Department of Forestry, the United States Forest Service, and a number of volunteer fire companies. In addition, assistance with inspections and arson investigations is available from the Office of State Fire Marshall.

The U.S. Forest Service is primarily concerned with wildfires in the National Forest. The Forest Service can respond to structural fires, and can participate in mutual aid agreements with other fire agencies, when crews and equipment are available.

The California Department of Forestry has responsibility for wildfires in the remainder of the County not covered by the U.S. Forest Service. It also has by contract and mutual aid agreements, responsibility for some structural fires. The California Department of Forestry, like the Forest Service, is fully staffed only during summer months. Consequently, it is least able to respond during winter, when the likelihood of structural fires is greater. The California Department of Forestry provides structural fire protection through an annually renewable contract with the County, to all areas of the County outside the boundaries of other local entities which provide fire protection.

The General Plan provides measures to reduce the risk to life and property caused from fire. Provided in the following are the goal and policies of the General Plan to help assure adequate fire protection for new development in Humboldt County.

4710 GOAL

1. To assure adequate fire protection for new development.

4720 **POLICIES**

1. Proposed development shall be adequately serviced by water supplies for fire protection or shall have a letter from an appropriate fire protection agency indicating that adequate fire protection can be provided.
2. Encourage clustered development to provide for more localized and effective fire protection measures.
3. Humboldt County should encourage the use of fire as a management tool in the improvement of brush ranges for livestock production, enhancement of wildlife habitat, improvement of ground cover for soil and water conservation and for fuel reduction as a vital element in fire protection.
4. Use the appropriate section of the California Department of Forestry "Fire Safe Guides" as guidelines for review of residential development in rural areas, to be consistent with other General Plan policies.
5. Actively support and pursue the implementation recommendations of the Humboldt County Fire Chief's Association.

(Policies 3, 4, and 5 also appear in the Hazard Section 3291 of the General Plan.)

4730 **STANDARDS**

1. California Department of Forestry Fire Safe Guides.
2. Building Codes.

4800 **EDUCATION**

Nearly 30 percent of Humboldt County's population are students, attending 69 public schools in 34 school districts, a community college and a university, plus six parochial schools and two private elementary schools. Student population in the County's elementary schools and high schools has decreased over the past several years, while enrollment in the two colleges has shown recent increases. Present enrollment figures for public educational facilities in the County are provided below.

HUMBOLDT COUNTY SCHOOL ENROLLMENT

1980-81 School Year

School

Humboldt County Public Elementary and High School	18,441
College of the Redwoods	5,056
Humboldt State University	7,500

The responsibility for providing necessary school facilities rests primarily with individual school districts, colleges, and universities. However, Humboldt County has responsibility, through the General Plan, to assist schools in locating new facilities with respect to anticipated residential development and to characteristics of the future population. Additionally, proposed land uses and division of property is subject to County review. To coordinate various General Plan policies with the broad education needs of the County, the following public facility goals and policies are provided.

4810 GOAL

1. To provide sufficient land for the County's educational facilities, while ensuring their accessibility to the community.

4820 POLICIES

1. The County should work closely with local educational institutions to study alternatives to new facility construction or facility siting.
2. The County should encourage joint (shared) school facilities and educational programs between school districts and other public agencies.
3. School sites shall not be located in areas exposed to hazards.
4. Encourage new school facilities to locate near public parks or recreational facilities.
5. School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.
6. Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas.

4830 **STANDARDS**

1. "Alternatives to new facility construction" includes, but is not limited to, refurbishing old building structures or sites.

4900 **COUNTY GOVERNMENT FACILITIES**

In providing the services for which it is responsible, the County must occasionally construct new facilities. Public works storage and maintenance yards, health facilities, as well as County Department offices, must sometimes be located throughout the County. The overall goals and policies of the General Plan must be considered when planning for projects of this sort. The County's own review of new facilities and projects can set a positive example for other agencies planning to construct or relocate public facilities. Provided in the following are the County General Plan's goal and policies regarding County Government facilities.

4910 **GOAL**

1. To maximize consistency between the County General Plan and proposed County Government facilities.

4920 **POLICIES**

1. All future projects and facilities proposed by any agency of County government shall be reviewed for consistency with this General Plan or with applicable city general plans.
2. County facilities should be sited and designed for present use and expected future expansion.
3. County facilities should be easily accessible and promote citizen use.

4930 **STANDARDS**

1. Access refers to proximity to population centers.
2. Government Code Section 65402 (a) and (b).

CHAPTER 5

IMPLEMENTATION PROGRAMS

5010 OVERVIEW

This chapter contains the tasks to carry out or implement the General Plan Volume I-Framework. Included here are both those implementation measures from previously adopted plan elements as well as those recommended through this revision of the General Plan. In addition, other items have been included where policy language of the General Plan implies action not otherwise identified as a specific implementation measure.

The purposes and applications of a General Plan Implementation Program are:

1. As an information device to assess and select the most suitable and cost effective means of implementing the General Plan.
2. As a foundation for the preparation of departmental program budgets and the annual General Plan Progress Report.
3. As an aid to County Departments, local governments and citizen groups to more easily identify other opportunities for cooperative and complementary efforts.
4. Satisfies state planning requirements which stipulate that certain components of the General Plan are to be carried out by specific adopted implementation programs.

5020 DEFINITION

The term "implementation" is defined as a Key Term in Section 1420 and in the Glossary as well; however, it is important to understand the relationship between the plan as a policy statement and the implementation of the plan. The implementation measures, collected together as a program to carry out the plan, are essentially a listing of tasks.

The requirement for internal consistency (see Section 1330) indicates that the completion of these tasks must be consistent with the plan as a whole. While individual implementation tasks may be associated with a specific policy, the completion of that task, as in the approval of any development project, must take a comprehensive view of all relevant plan policies. In this manner, the result (the action taken) must further the overall intent of the plan, and it is the comprehensive statement of policy that guides the effort to complete the implementation tasks.

5030 ORGANIZATION

The implementation measures are presented in the same general order as the plan. Each set of implementation measures is identified by topic and a five digit reference number identical to the number series of the relevant policy section in the plan text except that the first digit is always a five (5) meaning Chapter 5.

Implementation programs from previously adopted plan elements which have been incorporated directly or by reference include the following:

- | | |
|--------------------------------|----------------|
| 1. Trails Plan | Section 5-4300 |
| 2. Parks and Recreation | Section 5-4400 |
| 3. Housing Element | Appendix A |
| 4. Jacoby Creek Community Plan | Appendix B |
| 5. Solid Waste Management Plan | Appendix C |

Each implementation measure in the text of this chapter is followed by a series of comments covering responsibility, priority, schedule and cost and supplemented as necessary by remarks to clarify further the intent of the implementation measure. Comments always follow the same sequence as given above.

Responsible Agency includes Department, Commissions, and Committies, but does not preclude some level of support and coordination from other departments.

Priority Group represents relative rather than absolute priorities and range from 1 to 4 with 1 generally indicative of more pressing time constraints in carrying out the major plan policies. Some of the basic criteria used to assign a high priority to the implementation measures are:

1. Being necessary to complete the General Plan Work Program.
2. Fulfilling the consistency requirements to bring other activities into conformance with the General Plan.
3. Satisfying state mandates.

Schedule: Where known, established and ongoing periodic activities are presented here. Schedules "to be determined" are abbreviated as TBD.

Cost: Usually presented in terms of staff effort and abbreviated as follows:

M/M = Man Month
M/W = Man Week
M/D = Man Day

5040 **Summary**

The tasks for those activities listed in the text of this chapter are collected in Figure 5-1. This collection of implementation measures has been organized into the following programs:

- Community Plan Preparation
- Further Planning
- Ordinance Revisions
- Data Base
- Procedures
- Committees
- Education
- Parks and Recreation
- Trails System
- Other Measures

Figure 5-2 summarizes the costs associated with each of the programs listed above. The cost estimates in Figure 5-2 are based on the conversion of man weeks (M/W) to man months (M/M), assuming 4 M/W per month. Dollar estimates are based on an approximate average burdened rate of \$3000 per man month. More detailed cost estimates and specific schedules for completion of work are developed annually as part of the County budget process.

It must be noted that all estimates are subject to substantial variation, particularly where there are outside factors involved (i.e., public participation, and legislative changes) or where the time frame is extended beyond reasonable application of forecasting techniques.

5-1450 **AMENDMENTS TO THE GENERAL PLAN**

1. The Planning Commission shall report annually to the Board of Supervisors on the status of the plan and progress in its implementation. This report should also review the changes made or recommended as a result of the review schedule shown in Figure 1-4 (Time Frame of the Humboldt County General Plan)

Responsibility: Planning

Priority: 1

Schedule: Annual

Cost: 1 M/M

Remarks: After practice established, succeeding annual reports can be prepared in 1M/W. Coordinate with all other departments with implementation responsibility. (G.C. 65400)

2. Amendments to the adopted General Plan shall be considered in accordance with the established review schedule (Time Frame of Humboldt County General Plan - Figure 1-4).

Responsibility: Planning
Priority: 1
Schedule: Adopted Time Frame
Cost: Varies

3. For the first three years (1985, 1986, 1987), there shall be a mandatory General Plan review prior to the Commission's annual report to the Board of Supervisors. The Commission report should describe the changes necessary to amend the Plan.

Responsibility: Planning
Priority: 1
Schedule: Annually '85 to '87
Cost: 6 M/M total

5-1500

PLANNING AND COORDINATION

1. The Commission shall maintain clear, consistent and fair procedures for operation and relationships with the public, the Board of Supervisors, ad-hoc committees, and local, State and Federal agencies.

Responsibility: Planning
Priority: 2
Schedule: As needed
Cost: 1 M/W

2. The Commission should prepare and adopt rules of procedure to govern the conduct of hearings, solicitation and limitations on oral comments, and other business of the Commission.

Responsibility: Planning
Priority: 1
Schedule: Revision as needed
Cost: 2 M/D

Remarks: Rules of Procedure have been prepared. Commission can adopt following review and approval by County Counsel.

3. The Commission should be authorized to create subcommittees from their membership, and to create joint committees for the conduct of planning matters.

Responsibility: Planning
Priority: 2
Schedule: As needed
Cost: 1 M/W

Remarks: Review and revise, as necessary, Board of Supervisors' resolution creating Humboldt County Planning Commission.

Figure 5-1

IMPLEMENTATION PROGRAM SUMMARY

<u>COMMUNITY PLAN PREPARATION</u>	<u>FURTHER PLANNING</u>	<u>ORDINANCE CHANGES</u>	<u>DATA BASE</u>	<u>PROCEDURES</u>	<u>COMMITTEES</u>	<u>TRAILS</u>
5-2610.1	5-1450.2	5-2300.4	5-2200.1	5-1500.1	5-1500.4	5-4300.1
5-2610.2	5-1450.2	5-2500.1	5-2520.1	5-1500.2	5-2500.4	5-4300.2
5-2630.1	5-1450.3	5-2500.2	5-2520.7	5-1500.3	5-2500.5	5-4300.3
5-2630.2	5-2300.5	5-2520.4	5-2540.3	5-2300.1	5-2520.8	5-4300.4
5-2630.3	5-2520.2	5-2530.1	5-2550.3	5-2540.2	5-3290.1H	5-4300.5
5-2630.6	5-2540.1	5-2530.2	5-2550.4	5-2550.1	5-3290.1I	5-4300.6
5-3290.3F	5-2550.7	5-2530.4	5-2630.5	5-2550.9	5-3290.1K	5-4300.7
5-3290.4B	5-2630.4	5-2530.5	5-3290.1F	5-3290.1A	5-3290.3E	5-4300.8
5-3290.5B	5-2630.7	5-2540.4	5-3290.2A	5-3290.1B	5-3290.3G	5-4300.9
5-3290.5D	5-2630.8	5-2540.5	5-3290.2B	5-3290.1C		5-4300.10
5-4200.2	5-3290.1G	5-2550.2	5-3290.2C	5-3290.1D	<u>EDUCATION</u>	5-4300.11
5-4800.1	5-3290.1J	5-2550.5	5-3290.2D	5-3290.1K		5-4300.12
	5-3290.4	5-2550.6	5-3400.1	5-3290.6	5-1500.5	5-4300.13
	5-3540.3A	5-2630.9	5-3400.2	5-3420.3E	5-1500.6	5-4300.14
	5-4900.1	5-3290.3		5-3420.4A	5-1500.7	5-4300.15
		5-3290.4C		5-3420.5	5-1500.8	5-4300.16
		5-3290.5C		5-3540.1	5-2300.3	5-4300.17
		5-3290.5A		5-3540.2	5-2520.3	5-4300.18
		5-3290.5C			5-2520.5	
		5-3360.1F			5-2520.6	
		5-3360.2			5-2530.7	<u>OTHER MEASURES</u>
		5-3420.6			5-3530.3	5-2300.2
		5-3530.1			5-4200.3	5-2530.6
		5-3530.2				5-2530.8
		5-3530.4			<u>PARKS & RECREATION</u>	5-3290.3B
		5-4200.1				5-3290.3D
		5-4700.1			5-4400.1	5-3360.3
					5-4400.2	5-4200.3
					5-4400.3	5-4900.2
					5-4400.4	5-4900.3
					5-4400.5	
					5-4400.6	
					5-4400.7	
					5-4400.8	

Figure 5-2

IMPLEMENTATION PROGRAM COST SUMMARY

<u>PROGRAM</u>	<u>ONE TIME COSTS</u>			<u>PERIODIC COSTS</u>			<u>TOTAL</u>
	<u>M/W</u>	<u>M/M</u>	<u>\$</u>	<u>M/W</u>	<u>M/M</u>	<u>\$</u>	<u>\$</u>
Community Plan Program	412	103	309,000	-	-	-	309,000
Further Planning	4	1	3,000	32	8	24,000	27,000
Ordinances	98	24.5	73,500	-	-	-	73,500
Data Base	3.6	.9	2,700	19	4.75	14,250	16,950
Procedures	14.4	3.6	10,800	-	-	-	10,800
Committees	9	2.25	6,750	2	.5	1,500	7,250
Education	.6	.15	450	2.6	.65	1,950	2,400
Parks and Recreation	8	2	6,000	16	4	12,000	18,000
Trails	6.4	1.6	4,800	15.6	3.9	11,700	16,500
Other Measures	<u>4.6</u>	<u>1.15</u>	<u>3,450</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,450</u>
TOTAL -	560.6	140.15	420,450	87.2	21.8	65,400	485,580

4. Community Advisory Committees (CAC's) should be created to review and prepare recommendations on planning matters that affect their individual communities.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: Included as part of the Community Planning Program

5. The County should use combinations of the following techniques to involve the public in the planning process:

Questionnaires

Advisory referenda

Press releases

Public hearing and meeting notices

Interviews and talk shows

Citizen handbooks

Displays in public buildings

Planning Advisory Committees

Community Advisory Committees

Public hearings

Presentations to community groups

Panel discussions

Slide shows

Workshops

Direct mail

Responsibility: Planning

Priority: 1

Schedule: Varies

Cost: Minimal

Remarks: Ongoing effort, typically used in association with major planning programs and projects

6. The County Planning Department shall provide a complete set of county plans and regulations for public use in the County library system.

Responsibility: Planning

Priority: 1

Schedule: Following Adoption

Cost: \$300 and 2 M/D

Remarks: Ongoing; coordinate with County libraries; include HSU and CR libraries; purge rescinded documents.

7. The County should establish an orientation program to to explain new programs and regulations to new Commissioners.

Responsibility: Planning

Priority: 2

Schedule: TBD

Cost: Minimal

Remarks: Informal Program ongoing

8. The County should maintain the Citizens' Participation Handbook to explain the planning process to Community Advisory Committee members and the general public

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: 3 M/D per year

Remarks: First edition completed: annual review thereafter. Update the Handbook Chapter 4 information on the hearing process for inclusion in Chapter 1 of the draft Community Plans.

5-2000 LAND USE AND DEVELOPMENT

5-2200 POPULATION

1. The County Planning Department shall cooperate with the various cities, communities and special districts in the County to revise as needed the "Technical Report" described under Standard 2243.

Responsibility: Planning

Priority: 2

Schedule: As needed

Cost: 1 M/M

5-2300 ECONOMICS

1. Streamline the permit review process where appropriate through procedures such as early consultation, clear permit processing procedures and checklists, and encourage cooperation by other affected agencies with development of appropriate projects.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: An ongoing process/annual assessment. Coordinate with Housing Program #5 (Streamline Permit Process).

2. Develop a local strategy to reduce the impacts of major plant closures or layoffs. This should include alternatives to postponement of the removal of industrial infrastructure. (See also Appendix F of the Economic Development PBS). The County should encourage a wholly positive attitude towards utilization of industrial infrastructure.

Responsibility: Planning

Priority: 3

Schedule: TBD

Cost: 2 M/W

3. Encourage the Board of Supervisors to publicize opportunities directed towards local marketing efforts of timber, agriculture, and fishery products.

Responsibility: Board of Supervisors

Priority: 2

Schedule: TBD

Cost: Undetermined

4. Revise the zoning ordinance to protect land in industrial land use designations.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

Remarks: Minimal costs if included as part of comprehensive zone ordinances revision program.

5. Coordinate economic development through a countywide represented economic development commission which will be responsible for clarifying and promoting the economic development opportunities in the County. Tasks of this Commission should include:

Develop program strategy.

Update available financing sources.

Provide staff and utilize the services available through the local development corporations, community service agencies as well as other agencies.

Produce monitoring reports of the local economy.

Report back to the County Board of Supervisors annually to relay achievements and developments of the Commission.

This should not detract from the present efforts and programs offered by the various economic development organizations and local jurisdictions.

Remarks: The Board of Supervisors acted on this on February 8, 1983 by approving a joint powers agreement with RREDC.

5-2400 HOUSING

1. Please note that the Housing Implementation Program is in Appendix A. See the Housing Element adopted by the Board of Supervisors: September 29, 1981 for further detail.

5-2500

RURAL LAND USE

1. Adopt specific County Zoning Maps for rural areas consistent with the adopted plan.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: 12 M/M

Remarks: For areas outside the Coastal Zone and Community Planning Areas only.

2. Revise applicable Code Sections (including but not limited to Subdivision and Zoning Codes) to conform to the plan.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 4 M/M

Remarks: Include as part of comprehensive zoning and subdivision review and revision program based on plan direction and ordinance reformat for Coastal Regulations.

5-2510

TIMBER PRODUCTION

1. Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2721.3A and B.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: 0

Remarks: Provides direction for zoning costs included in 5-2500.1 above.

2. Establish the Forestry Review Committee.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

3. Matters concerning TPZ zoning and management plans and guides should be decided after advice from the Forestry Review Committee and based on the original intent and spirit of Timber Production Zoning.

Responsibility: Planning

Priority: 2

Schedule: Ongoing

Cost: Minimal

Remarks: Would require only 1 additional referral only for subdivisions in TPZ.

4. The County TPZ ordinance should be revised to provide:

A. Divisions of TPZ land are permitted when covered by a Joint Timber Management Plan approved by the County.

B. Standards for Joint Timber Management Plans and Guides which should include but not be limited to:

1) Stocking to minimum levels described by the Coast Forest District Forest Practice Rules.

All work required by Joint Timber Management Plans shall be secured by a guarantee or bond with the County.

2) An access component of a Joint Timber Management Plan or access requirement for other land division in Timber Production which will insure the eventual commercial harvesting of timber on each newly created parcel. Adequate access routes within the subdivision shall be recorded.

3) Statements of purpose and intent of management

Scope and intensity of mangagement for both the timber and compatible uses.

4) Property description and maps

4a) Legal description, assessors parcel numbers.

Location and legal status of right of ways and easements.

Location of improvements and non-timber production uses.

4b) Topography and physical features.

Site classes, soil types.

4c) Timber inventory.

Species, age classes, stocking levels.

Volume and growth.

5) Management descriptions.

5a) Silviculture, stand regulation.

Cutting cycle, expected yields, regeneration systems.

Intermediate treatments, harvest system, access system.

5b) Protection

Protection of timber from fire, insects, disease and erosion.

Protection of compatible uses.

6) Organization

6a) Cost allocations for management, road construction maintenance, and protection.

6b) Legal responsibilities, rights of ways, easements and deed restrictions.

6c) Provisions for continuity of management.

7) Schedule

Harvesting, regeneration, protection, management guide update.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 2 M/W

Remarks: Effort is to coordinate volunteer work by Forestry Review Committee.

- C. The Planning Department will provide a preliminary review of proposed TPZ division so that a Joint Timber Management Plan is not prepared for a division which is not acceptable because of general planning concerns.

Responsibility: Planning

Priority: 3

Schedule: As needed

Cost: None

Remarks: This reflects only a scheduling concern.

- D. A timberland owner may petition the Board to have their property zoned TPZ under the provisions of Government Code Section 51113.

Responsibility: Planning

Priority: 3

Schedule: As needed

Cost: None

Remarks: Costs associated with any zoning are already part of the budget unit.

5. The County should investigate the legislative changes necessary to provide more local control for rezoning of lands in Timberland Production Zone.

Responsibility: Planning

Priority: 2

Schedule: FY 85-86

Cost: 2 M/W

5-2520 AGRICULTURAL LANDS

1. Annually monitor the conversion of agricultural land to other uses. Prepare a report to be considered as part of an annual General Plan review report.

Responsibility: Planning

Priority: 2

Schedule: Annual

Cost: 1 M/W first year

Remarks: Requires review of Department Permit indexing system and coordination with Agriculture Commission and Extension Service.

2. The County Planning Department will work in close cooperation with LAFCo to assure that conversions of agricultural lands around the periphery of urban areas will be consistent with the County General Plan.

Responsibility: Planning

Priority: 2

Schedule: Periodic

Cost: 3 M/D

Remarks: Ongoing; coordinate with LAFCo, cities and districts (average time to review and comment on a major annexation or sphere of influence proposal.

3. Support, promote, and broaden the application of Williamson Act contracts and agricultural preserves.

Responsibility: Planning

Priority: 2

Schedule: Ongoing

Cost: 1 M/W

Remarks: Evaluate and report on the effectiveness of the Williamson Act program in Humboldt County. Coordinate with Agriculture Commissioner, Farm Bureau, and other agricultural organizations including the Agricultural Review Committee (see 5-2520.8).

4. Utilize the application of zone districts to identify the areas where development is appropriate under Sections 2723.3A.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: Part of specific zoning program

5. Continue the County's participation in predator control programs, including the education of the public.

Responsibility: Board of Supervisors

Priority: 3

Schedule: Ongoing

Cost: 0

6. Continue to support the U.C. Cooperative Extension Service and the County Agricultural Commissioner.

Responsibility: Board of Supervisors

Priority: 3

Schedule: Ongoing

Cost: No additional cost

7. Broaden the public input base by maintaining a continuing dialogue with public interest groups, expanding and updating the basic data which guides formulation of policy and implementation.

Responsibility: Planning

Priority: 2

Schedule: Continuous

Cost: 5 M/D annually

8. Establish an agricultural review committee to evaluate and report on the implementation of agriculture policies during the first year after adoption of a revised general Plan. The report shall be included as part of the yearly report on progress to the Board of Supervisors.

Responsibility: Planning

Priority: 1

Schedule: FY85-86

Cost: 1 M/M

Remarks: To be established as a Planning Advisory Committee (see Section 1551) to report in early 1985 on the results of the first years' application of agricultural plan policies.

9. The County should adopt a Right-to-Farm Ordinance in cooperation with the Farm Bureau, Board of Realtors and Forestry Review Committee.

Responsibility: Planning

Priority: 2

Schedule: FY 84-85

Cost: 2 M/W

5-2530

MINERAL AND ENERGY RESOURCES

1. The County will maintain the conditional use permit requirement for mineral, oil and gas production operations and utilize the County Surface Mining and Reclamation Ordinance.

Responsibility: Planning

Priority: N.A.

Schedule: Ongoing

Cost: 0

Remarks: Continue present practice.

2. The Planning Department shall utilize the mapping in Policy 2533.1 when reviewing permit applications to:

- A. Prevent development which would preclude utilization of those deposits.

- B. Prevent the disruption of adjacent development by siting and planning for mineral resource extraction operations ensuring the elimination or reduction of nuisances and hazards in regards to noise, dust, traffic and public health and safety.

Responsibility: Planning

Priority: 2

Schedule: As required

Cost: Part of the permit review process.

Remarks: Policy 2533.1 refers to the mineral deposits map which is to be maintained and updated in the General Plan Data Base.

3. Notification for use permit hearings is provided to landowners within 300 feet of a project's boundaries. For mining operations the Planning Department should provide expanded notice for landowners affected by the mining operation and hauling routes.

Responsibility: Planning

Priority: 2

Schedule: FY84-85

Cost: 1 M/W

Remarks: Will require an ordinance amendment.

4. The County will investigate the cost and advantages of entering into Memoranda of Understanding (MOU) with the Bureau of Land Management and U.S. Forest Service concerning the enforcement of the Surface Mining and Reclamation Ordinance on Federal Lands.

Responsibility: Planning

Priority: 3

Schedule: TBD

Cost: 2 M/W

5. The County should hire a consulting firm qualified in surface mining and reclamation practices to advise the County when large surface mineral deposits are proposed for development. This should include but is not limited to: EIR preparation, mitigation measures and reclamation plans. The consultant's fees should be paid via reimbursements from the mine developers.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 1 M/W

Remarks: Revise fee structure and ordinances as necessary to provide for recovery of cost of consultant services.

6. Support requests for grant funding for projects that would assist appropriate development of alternative energy resources and testing of resource potential.

Responsibility: Board of Supervisors

Priority: 2

Schedule: As needed

Cost: Minimal

7. Encourage financial incentives which could benefit alternative energy development.

Responsibility: Board of Supervisors

Priority: 2

Schedule: As needed

Cost: Minimal

8. Consider support for Redwood Community Action's Wood Project to the maximum extent feasible (e.g., wood storage on County property, donations of wood from County agencies such as Public Works and Parks and Recreation.

Responsibility: Board of Supervisors

Priority: 2

Schedule: TBD

Cost: TBD

5-2540

PUBLIC LANDS

1. Actively pursue joint planning with appropriate public land agencies.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: Minimal additional beyond zoning required to implement the plan.

2. Update the Planning Commission rules of procedure to include the review of managment plans and other applicable public land documents.

Responsibility: Planning

Priority: 2

Schedule: FY84-85

Cost: 1 M/D

3. Incorporate and maintain public land documents in the County Data Base.

Responsibility: Planning

Priority: 2

Schedule: FY84-85

Cost: 2 M/W

Remarks: Initial effort directed at acquisition of complete set of agency documents and work programs.

4. Review and recommend necessary revisions to the subdivision ordinance to provide techniques for reviewing development proposals adjacent to public lands.

Responsibility: Planning

Priority: 2

Schedule: FY84-85

Cost: 3 M/D

5. Utilize design control combining zone in appropriate areas adjacent to public lands.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: 0

Remarks: Part of county zoning program.

5-2550

REMOTE RURAL DEVELOPMENT

1. Develop and implement written procedures for the staff and information handouts for the public to assist in reviewing projects in accordance with the policies of this plan.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 6 M/W

Remarks: If completed as part of other implementation measures (5-2300.2, 5-2500.1 and .3), costs could be substantially reduced.

2. Require geological reports and erosion control plans for all subdivisions in areas of high slope instability consistent with the Framework Plan Geologic Map and Land Use Hazards Matrix.

Responsibility: Planning

Priority: 1

Schedule: As needed

Cost: None additional

Remarks: (see Geologic Hazards Implementation of 5-3292.1A)

3. Update rural land use maps regularly. Maintain records of approved subdivisions, including number of parcels, number of acres, previous use and proposed uses.

Responsibility: Planning

Priority: 2

Schedule: Ongoing

Cost: 2 M/W first year

4. Maintain community profiles on Rural Community Centers and review and report on new development in the data base.

Responsibility: Planning

Priority: 2

Schedule: Ongoing

Cost: 1 M/M

Remarks: Reflects initial effort; 1 MW/YR thereafter.

5. Revise the zoning and subdivision ordinances to be consistent with these goals and policies.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: None additional

Remarks: Cost included in 5-2500.2

6. A discretionary permit shall be required for the establishment of a cottage industry use consistent with planned densities.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/M

Remarks: Costs are for ordinance revisions for cottage industries; ongoing costs included in budget unit for processing permits.

7. Actively coordinate with the California Regional Water Quality Control Board and County Health Department to develop standards to assess cumulative impacts and appropriate density standards for septic tank use in Humboldt County.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: Minimal

8. Consider the creation of a new zoning classification and land use designation to facilitate intensive agriculture where existing zones or designations do not provide incentives to fully utilize agricultural capabilities.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 1 M/W

Remarks: Utilize agriculture review committee in 5-2520.8

9. Develop and utilize a system of notifying state and federal registration agencies of complaints received and problems encountered with individuals and organizations providing certifications for new developments.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 2 M/W set up and ongoing

5-2600 URBAN LAND USE

5-2610 COMMUNITY PLANNING AREAS

1. Community Plans shall be prepared and adopted together with consistent zoning for the non-coastal portion of designated planning areas.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 95 M/M

Remarks: Work tasks follow the December 21, 1982 approved Community Plan Work Program for the preparation of a CAC approved Plan document, preliminary community zoning maps, appropriate environmental assessments of both plan and zone proposals and additional workshops and public hearings by the Planning Commission and Board of Supervisors.

The cost estimate is periodically reassessed based on actual work experience gained during the preparation of the first group of community plans. The results will be included in the quarterly Community Plan Progress Reports to the Board of Supervisors.

5-2620 SPHERES OF INFLUENCE

1. Actively coordinate with LAFCo in sphere of influence and community planning activities.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: An integral part of Community Plan Preparation

5-2630 DEVELOPMENT TIMING

1. Identify and establish urban development areas and urban expansion areas during the preparation of community plans.

Remarks: Part of community plan program.

2. Apply land use designations in urban development areas and urban expansion areas.

Remarks: Part of community plan program.

3. Support resource production policies and other applicable general plan policies that will assist in the timing of development and the provision of public services.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: Minimal

Remarks: This is included in the regular activities in the Department, such as permit review and coordination with LAFCo.

4. Encourage preparation of five-year Capital Improvement Programs.

Responsibility: Board of Supervisors

Priority: 1

Schedule: FY84-85

Cost: Minimal

Remarks: Minimal cost associated with encouraging the preparation. Potentially significant costs and benefits in preparing and utilizing them.

5. Improve the Planning Department's index system to major and minor subdivisions.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

6. Coordinate with LAFCo in determining appropriate areas for urban development and expansion.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 1 M/D per report

Remarks: Part of departmental review of Sphere of Influence Reports and Community Plan preparation.

7. Adopt Section II and VIII of the County Solid Waste Management Plan as part of the general plan.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: Minimal

Remarks: The inclusion of material already adopted is only a matter of format change.

8. Actively coordinate with the California Regional Water Quality Control Board and the County Health Department to develop standards to assess cumulative impacts and appropriate density standards for septic tank use in Humboldt County.

Remarks: See Rural Development Implementation 5-2550.7.

9. Review and amend, if necessary, the on-site sewage disposal ordinance for consistency with development timing policies.

Responsibility: Health and Planning

Priority: 1

Schedule: FY84-85

Cost: 2 M/W

5-3000 HAZARDS AND RESOURCES

5-3200 HAZARDS

1. Geologic Hazards

A. CEQA Review.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process.

B. Subdivision Ordinance (Title III, Division 2, Section 325-24).

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process.

C. Building Regulations (Title III, Division 3, Section 332-1).

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process.

D. Uniform Building Code.

1. Earthquake Regulations, Chapter 23.
2. Grading and Excavation, Appendix Chapter 70; (used when site stability is a concern).

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process.

E. Direct the Hazards Management Implementation to propose revisions to the subdivision ordinance and building regulations to meet the concerns of steep slopes and adequate geologic assessment.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 1 M/W

F. It is recommended that critical facilities within the County be inventoried and their locations compared with the natural hazards maps to determine if they are located in a hazardous area. This should be done by priority as follows:

1. Emergency services facilities (e.g. fire and police stations, hospitals).
2. Other critical facilities (e.g. schools, major utility lines, government buildings, and industrial facilities using or storing hazardous or toxic substances.

Responsibility: Planning

Priority: 2

Schedule: TBD

Cost: M/W

Remarks: A preliminary survey has been completed, but not field checked.

G. Detailed field study of the Falor-Korbel zone and other identified potentially active fault zones in the County, including sub-surface trenching to provide a more refined evaluation of the surface rupture and earthquake potential of these faults should be continued.

In addition, data should be gathered from County sources as well as from the County's consultant on the Seismic Safety/Public Safety Elements, and sent to the State Board of Mines and Geology for their assesment of the need for further investigation on their part or with grant funds.

Remarks: Completed as part of the Alquist-Priolo special studies and adopted by the State effective July 1, 1983.

- H. An implementation committee shall be established by the Board of Supervisors. This committee should consist of the Chief Building Inspector, the Planning director, the Public Works Director, the Office of emergency Services Director (or their representatives), Planning Commission representative, Health Department representative, representatives of geological and engineering professions, representatives of area fire services and others as the Board of Supervisors deems necessary with particular attention that the membership does not exclude any interested committee members that may wish to join and have a valid reason to do so.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

- I. The Hazard Management Implementation Committee shall be charged with the responsibility to:
1. oversee the implementation of the Hazards Section;
 2. advise the Planning Commission and the Board of Supervisors of implementation progress;
 3. review the remaining implementation recommendations;
 4. make recommendations to the Planning Commission and to the Board of Supervisors on when and how to establish implementation methods for those policies not implemented; and
 5. perform other related tasks at the direction of the Board of Supervisors.

Responsibility: Planning

Priority: 1

Schedule: FY85-86

Cost: 2 M/W

- J. The hazards section of the general plan should be reviewed every two years and should be revised whenever substantially new scientific evidence or data requires revision.

Responsibility: Planning

Priority: 3

Schedule: FY85-86

Cost: 2 M/W

- K. Establish procedures for adoption of new hazard data for use as guidelines in development review and land use decisions.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 2 M/W

2. **Hydrologic Hazards**

A. Flood Plain zoning, ordinance, and maps.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 3 M/D

Remarks: Add to data base.

B. Dam Failure Contingency Plans

Responsibility: Office of Emergency Services

Priority: 1

Schedule: FY85-86

Cost: 0

Remarks: Contingency Plans are prepared and amended by Office of Emergency Services. Copies are on file in Planning Department Data Base.

C. Seismic Sea Wave (Tsunami) Contingency Plan.

Responsibility: Office of Emergency Services

Priority: 1

Schedule: FY85-86

Cost: 0

Remarks: Contingency Plans are prepared and amended by Office of Emergency Services. Copies are on file in the Planning Department Data Base.

D. Flood Contingency Plan.

Responsibility: Office of Emergency Services

Priority: 1

Schedule: FY85-86

Cost: 0

Remarks: Contingency Plans are prepared and amended by Office of Emergency Services. Copies are on file in the Planning Department Data Base.

3. Fire Hazard

- A. After adapting to local conditions, use the California Department of Forestry "Fire Safe Guides" as guidelines to amend appropriate ordinances to review residential development in rural areas, to be applied consistent with other plan policies.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

- B. The Board of Supervisors should direct the Planning Department and the affected fire agencies to seek grant funds for an in-depth study of the County's fire protection problems. It is suggested that the format for this study be the standards recommended by the Federal Fire Administration in "A Basic Guide For Fire Prevention and Control Master Planning".

Responsibility: Planning

Priority: 2

Schedule: TBD

Cost: 2 M/W

Remarks: Identify principal sources and prospect of obtaining grant funds.

- C. The Board of Supervisors should request that the fire service agencies recommend to them for their consideration new ordinances or amendment to existing ordinances that will promote the orderly implementation of recognized fire protection practices.

Responsibility: Board of Supervisors

Priority: 2

Schedule: FY85-86

Cost: 1 M/W

Remarks: Initial task limited to review and report on regulating proposals.

- D. The Board of Supervisors, in consultation with the Humboldt County Fire Chief's Association, should consider the establishment of the position of County Fire Warden to act as a resource person to County departments and assist in the formation of local fire protection units. (Notes: An interim appointment of a representative from the California Department of Forestry can be considered.)

Responsibility: Board of Supervisors

Priority: 3

Schedule: FY85-86

Cost: Major Budget Polity Item

- E. The Board of Supervisors should give serious consideration to adopting the "Uniform Fire Code".

Responsibility: Planning and Building

Priority: 3

Schedule: FY85-86

Cost: 2 M/W

Remarks: In concert with fire agencies and Hazard Management Implementation Committee.

- F. The Board of Supervisors should direct the Planning Department in concert with the affected fire agencies and/or the Fire Warden (if appointed), to determine a level of density at which structural fire protection services should be required and recommend action to the Board.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: Minimal additional cost

Remarks: Assess structural fire protection service deficiencies within context of Community Plan preparation.

- G. The Board of Supervisors should establish direct representation in the person of either the County Fire Warden or a representative from the County Fire Chief's Association to help prepare and implement policies in conjunction with those agencies that deal with zoning, land use, public works and any other projects where fire and life safety are a factor.

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: 0

Remarks: Include representation and coordination in the Hazard Management Implementation Committee.

4. **Noise**

- A. Request Clatrans to update current and projected noise contours for highways

Responsibility: Planning

Priority: 3

Schedule: FY85-86

Cost: 1 M/W

Remarks: In concert with Department of Public Works.

- B. Incorporate new noise contour data for airports from Airport Master Plan.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 3 M/D

Remarks: In concert with Department of Public Works during Community Planning Process.

- C. Revise CEQA and subdivision review processes as necessary.

Responsibility: Planning

Priority: 3

Schedule: FY85-86

Cost: 2 M/D

5. **Airport Safety**

- A. Review "Airport Approach Zone Building Height Regulations" (Ordinance #331) as recommended by Airport Master Plan. (See Policy 3291.6A)

Responsibility: Planning

Priority: 1

Schedule: TBD

Cost: Minimal

Remarks: Takes place as part of the Community Planning Program.

- B. Adopt airport/land use compatibility criteria, as recommended by Airport Master Plan (see 3291.6C).

Responsibility: Planning and Public Works

Priority: 1

Schedule: TBD

Cost: Minimal

Remarks: No significant additional cost if adopted as integral part of the Community Planning Process.

- C. Revise CEQA and subdivision review processes as necessary.

Responsibility: Planning and Public Works

Priority: 1

Schedule: TBD

Cost: Minimal

Remarks: Part of Community Planning Process.

- D. Revise land use constraint and zoning maps as necessary.

Responsibility: Planning and Public Works

Priority: 1

Schedule: TBD

Cost: Minimal

Remarks: Part of Community Planning Process.

- E. CEQA Review.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process costs included in budget unit.

- F. Revise industrial zoning ordinance to incorporate industrial policies 3291.7A and B.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

6. Solid Waste

- A. California Environmental Quality Act (CEQA) Review.

Responsibility: Planning/Public Works/Health

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: In effect through present permit process already included in budget unit.

5-3360

WATER RESOURCES

1. Adopt an effective grading ordinance which is complimentary with Chapter 70 of the Uniform Building code. Technical guidance shall be requested from agencies with appropriate expertise.

Responsibility: Planning and Building

Priority: 1

Schedule: FY85-86

Cost: 1 M/W

Remarks: In process; the grading ordinance could be adopted in conjunction with the adoption of the 1983 edition of the Uniform Building Code.

2. Provide ordinance amendments to require proof of a year-round water supply prior to final approval for land use development.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

3. "Future investigations on the County's water resources by federal and state water resource agencies should include the following:

- A. Study of the in stream flow needs and the location and extent of the groundwater aquifers in Humboldt County.
- B. Monitor all streams in Humboldt County and take all necessary steps to safeguard the County and its citizens' rights for an adequate water supply to meet domestic, agriculture, industrial and recreational needs.
- C. Continue work of the establishment of basin-wide cooperative agreements on the Eel and Trinity Rivers. (BOS)
- D. Increase the use and effectiveness of existing water projects, specifically Matthews Dam and Ruth Lake, with reference to the possible increased capacity and the development of hydroelectric power therein. (BOS)
- E. Study the feasibility of "off-stream" storage reservoirs on the Eel and Mad Rivers and their tributaries as well as other appropriate North Coast streams.

Responsibility: Board of Supervisors

Priority: 3

Schedule: As needed

Cost: Minimal

Remarks:

Responsibility: Board of Supervisors

Priority: 3

Schedule: As needed

Cost: Minimal

Remarks: Continue practice of referring Board of Supervisors Water Policies directives to water resource agencies.

4. Amend the County Sewage Disposal Code to require all appropriate soils testing for individual sewage disposal systems in areas designated as a Critical Water Supply Area.

Responsibility: Planning/Health

Priority: 1

Schedule: FY84-85

Cost: 1 M/W

5. Appropriate governmental agencies should be notified of Critical Water Supply Areas.

Responsibility: Planning

Priority: 1

Schedule: FY83-84

Cost: 1 M/W

6. Revise the Building and Zoning Ordinances and adopt a grading ordinance to protect Critical Water Supply Areas.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: 3 M/W

5-3420 BIOLOGICAL RESOURCES

1. Sensitive habitats shall be identified on the Biological Resource Data Base Mapping at a scale useable for permit review.

Responsibility: Planning

Priority: 1

Schedule: FY84-85

Cost: Minimal

Remarks: Initial mapping complete

2. The County Planning Department shall annually request an update of information on sensitive habitats from the California Department of Fish and Game Natural Diversity Data Base. Cost for updates shall be shared by appropriate agencies sharing such information.

Responsibility: Planning

Priority: 2

Schedule: Annual

Cost: 2 M/D

3. Not all sensitive habitat areas in the County are identified by the Biological Resource Maps. To identify additional habitat areas, and correct any errors, the County will establish procedures to incorporate new information into the "Biological Resource Maps".

Responsibility: Planning

Priority: 2

Schedule: Annual

Cost: 2 M/D

4. The County Planning Department shall continue referrals to the Department of Fish and Game and other appropriate agencies and organizations to obtain such information as the location and range, environmental impact, and suggested mitigation measures for sensitive habitat concerns.

Responsibility: Planning

Priority: 2

Schedule: Ongoing

Cost: 0

Remarks: Part of existing project review referral system.

5. The Planning Department should review the guidelines which list the possible impacts of development projects as listed in Appendix B of the Sensitive Habitat Policy Background Study. Mitigation measures which protect the continued present level of sensitive species use of the areas shall be incorporated in new development.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 2 M/D

Remarks: Add guidelines to technical data base and incorporated into development review process.

6. The County will revise the Building and Zoning Ordinances and adopt a grading ordinance to protect sensitive habitat areas from impacts caused by building and grading activities.

Responsibility: Planning

Priority: 2

Schedule: FY85-86

Cost: 2 M/D

5-3530 CULTURAL RESOURCES

1. Review existing ordinances and guidelines and make necessary amendments to assure the protection of cultural resources.

Responsibility: Planning

Priority: 3

Schedule: FY85-86

Cost: 2 M/W

2. Adopt an archaeological ordinance

Responsibility: Planning

Priority: 3

Schedule: TBD

Cost: Minimal

Remarks: Staff preparation complete.

3. Encourage and actively support Federal and State historical registration programs.

Responsibility: Board of Supervisors

Priority: 3

Schedule: TBD

Cost: 1 M/W

4. Promote the use of Historic Building Code of the State of California for historical sites.

Responsibility: Planning and Building Department

Priority: 3

Schedule: TBD

Cost: 1 M/W

Remarks: Investigate and report on the requirements and advantages of the Historic Building Codes as a suitable means of protecting historic sites.

3540 SCENIC HIGHWAYS

1. Adopt the Scenic Route Plan process (Standards 3542 13 -18) as the exclusive means for implementing the Scenic Highways Element.

Responsibility: Planning

Priority: 1

Schedule: Complete

Cost: 0

Remarks: Completed as part of Plan adoption.

2. Develop a Scenic Route Application form for the public to use when requesting preparation of a Scenic Route Plan.

Responsibility: Planning

Priority: 3

Schedule: TBD

Cost: 1 M/W

3. Refrain from initiating any additional scenic route studies until completion of the Framework General Plan and Community Plans.

Responsibility: Board of Supervisors and Planning Commission

Priority: 1

Schedule: As needed

Cost: 0

Remarks: Reconsider preparation of Scenic Highway Action Plan following adoption of all Community Plans.

4. Proceed with the Scenic Route Study authorized by the Board of Supervisors on October 23, 1979 for that portion of U.S. Highway 101 from Bald Hills Road north to the existing scenic highway.

Responsibility: Planning

Priority: 1

Schedule: FY85-86

Cost: 3 M/W

Remarks: Coordinate with Orick CAC, Redwood National Park and CalTrans. Partial study can be undertaken as part of Orick Community Plan preparation.

5-4000 PUBLIC SERVICES AND FACILITIES

5-4200 Circulation

1. Revise the County Zoning Ordinance parking requirements.

Responsibility: Planning

Priority: 1

Schedule: In process

Cost: Already budgeted

Remarks: This revision is presently in hearing before the Board of Supervisors.

2. Need for drainage plans shall be identified as part of each community plan where drainage is an existing development constraint or could be under planned densities of new development.

Responsibility: Planning

Priority: 1

Schedule: Ongoing

Cost: 0

Remarks: Part of the community planning process.

3. Encourage ride-sharing and greater use of public transit.

Responsibility: Board of Supervisors

Priority: 3

Schedule: Ongoing

Cost: Minimal

4. Investigate the feasibility of reserving transportation development act funds for allocation to bicycle and pedestrian programs.

Responsibility: Public Works

Priority: 3

Schedule: TBD

Cost: 3 M/D

5-4300 TRAILS

1. Review and update the trails map consistent with other adopted County plans and Board policy.

Responsibility: Parks

Priority: 2

Schedule: As needed

Cost: 3 M/D

2. Maximize the use of volunteer services or other low cost options to determine methods for acquisition, development and maintenance of trails.

Responsibility: Parks

Priority: 1

Schedule: Ongoing

Cost: 10 M/D/year

3. Develop ongoing traffic safety and trail user education programs.

Responsibility: Parks

Priority: 4

Schedule: Ongoing

Cost: 10 M/D/year

4. Determine trail routes which may be safely used by bicyclists, equestrians, and hikers of all ages and skills.

Responsibility: Parks and Public Works

Priority: 1

Schedule: Target date 12/84

Cost: 20 M/D/year

5. Adequately enforce trail use regulations.

Responsibility: Parks and Sheriff
Priority: 2
Schedule: Ongoing
Cost: 15 M/D/year

6. Adopt necessary ordinances pertaining to trail use violations which provide for direct monetary penalty via infraction.

Responsibility: Parks/Counsel
Priority: 1
Schedule: 4/83
Cost: 3 M/D

7. Adopt trail designs which minimize trail maintenance requirements.

Responsibility: Parks/Public Works
Priority: 2
Schedule: Ongoing
Cost: 1 M/D

Remarks: Basic standards are already adopted.

8. Encourage public and agency participation in all phases of trails establishments.

Responsibility: Parks
Priority: 2
Schedule: Ongoing
Cost: 5 M/D/year

9. Establish an annual capital improvement and project priority program.

Responsibility: Parks
Priority: 2
Schedule: Ongoing
Cost: 2 M/D/year

Remarks: Budget process

10. Maintain a comprehensive inventory of potential trail routes.

Responsibility: Parks
Priority: 3
Schedule: Ongoing
Cost: 3 M/D/year

Remarks: Trails Plan reviews accomplishes this measure; in cooperation with Planning.

11. Monitor accident data and impacts resulting from implementation of any portions of the trails section of the General Plan.

Responsibility: Public works Traffic Engineers

Priority: 3

Schedule: Ongoing

Cost: 1/2 M/D/year

Remarks: This is an ongoing accident review process.

12. Conduct periodic reviews of the trails section of the General Plan in conjunction with the reviews of the recreation plan as needed.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 3 M/D/year

Remarks: In coordination with Planning Department.

13. The highest priority for the use of limited funds should be placed on those project features where volunteers or special service programs cannot be utilized.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 0

Remarks: This is a policy rather than an implementation program.

14. Maintenance should be coordinated through the Public Works Department.

Responsibility: Parks and Roads

Priority: 3

Schedule: Ongoing

Cost: 1 M/D/year

15. Funding for the trails program should come from Federal, State, and County Government, trail user fees, and public donation.

Responsibility: Parks

Priority: 1

Schedule: Ongoing

Cost: 20 M/D/year

Remarks: Cost includes time for planning, design and administration of projects.

16. The County Parks and Recreation Commission shall act in an advisory capacity to the Board of Supervisors and shall review and recommend policy regarding public trails in Humboldt County and shall conduct periodic reviews of the trails program.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 8 M/D/year

Remarks: In connection with County Planning Commission.

17. Continue to investigate the feasibility of a trail permit system.

Responsibility: Parks

Priority: 4

Schedule: As needed

Cost: 3 M/D

Remarks: All County maintained trails are currently on public property.

18. Define standards to determine inadequate access.

Responsibility: Planning

Priority: 4

Schedule: To be determined

Cost: 3 M/D

Remarks: Revise to read ... determine inadequate public access; access standards have been developed in the coastal planning process.

5-4400

COUNTY PARKS AND RECREATION

1. The Parks and Recreation Commission shall hold biennial (at least, or more often if required) reviews of the implementation section as indicated in the Technical Appendix. Recommended projects which have been completed shall be deleted from the implementation section, and new recommended projects can be incorporated into the plan with a majority vote of the Commission.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 4 M/D/year

Remarks: This ongoing process creates no additional operating costs.

2. The Parks Division shall submit a report to the Board of Supervisors listing the recommendations which have been deleted and/or incorporated during the revision process.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 2 M/D/year

Remarks: This ongoing process creates no additional operating costs.

3. The Parks and Recreation Commission shall annually prepare a list of the highest priority projects. This priority list will be used as a guide for project selection when pursuing funding for County park improvements.

Responsibility: Parks

Priority: 2

Schedule: Ongoing

Cost: 4 M/D/year

Remarks: This ongoing process creates no additional operating costs.

4. The County will continue to pursue funding assistance from State, Federal and other sources for implementing recommended improvements in the County park system.

Responsibility: Parks

Priority: 1

Schedule: Ongoing

Cost: 60 M/D/year

Remarks: Much of this time is spent acting as liason between County and granting agency from the time the application is drafted until construction is completed.

5. The County will continue to investigate specific measures to reduce operating and maintenance costs of its recreational facilities.

Responsibility: Parks

Priority: 1

Schedule: Ongoing

Cost: 10 M/D/year

Remarks: This ongoing process creates no additional operating costs.

6. The overall management of the County park system may be improved from time to time through the County's cooperation with leasing, trading, or dedicating county park property to other public agencies whose purpose is to continue to provide similar or improved recreational opportunities. The County should continue to give these options careful examination, and consider their implementation when its in the County's best interest to do so.

Responsibility: Parks

Priority: 4

Schedule: Ongoing

Cost: 0

Remarks: This measure will only be implemented to accomplish specific goals related to preserving recreational opportunities and increasing efficiency.

7. The County should conduct a needs analysis of parks and recreational needs in the various planning areas of Humboldt County.

Responsibility: Parks

Priority: 1

Schedule: Target date 6/84

Cost: 20 M/D

Remarks: This measure relates to the following measure. A needs analysis is required for a dedication ordinance.

8. The County should study the feasibility of a parkland dedication ordinance to provide opportunities for public parks and recreation in conjunction with residential development in Humboldt County.

Responsibility: Parks

Priority: 1

Schedule: Target date 6/84

Cost: 20 M/D

5-4500 WATER AND WASTEWATER FACILITIES

1. Refer to Development Timing Section 5-2630 and Water Resources Section 5-3300.

5-4600 SOLID WASTE COLLECTION/DISPOSAL

1. Solid Waste Management Plan.

(Refer to Appendix 5-C for Solid Waste Management Implementation Program.)

5-4700 FIRE PROTECTION

1. Review and amend as need the code and subdivision guidelines for consistency with fire protection policies of the General Plan.

Responsibility: Planning

Priority: 3

Schedule: TBD

Cost: 2 M/W

2. Refer to Hazards Section 5-3200.

5-4800 EDUCATION

1. Encourage joint planning between school districts and affected governmental agencies and citizens.

Responsibility: Board of Supervisors and Planning Commission

Priority: 1

Schedule: FY83-84

Cost: 0

Remarks: Part of the Community Planninc Process

5-4900 COUNTY GOVERNMENT FACILITIES

1. Utilize the General Plan for determining the most suitable location for County government facilities.

Responsibility: Planning

Priority: 1

Schedule: As needed

Cost: 0

Remarks: Reflects existing practice and State Planning Law and is budgeted within normal operations.

2. Investigate ways to finance energy saving improvements to County facilities such as shared energy savings/energy management contracts.

Responsibility: County Administrator and Public Works

Priority: 1

Schedule: As needed

Cost: TBD

3. Evaluate the purchase of energy efficient and/or local alternative energy-using vehicles when replacing vehicles.

Responsibility: County Administrator and Public Works

Priority: 1

Schedule: As needed

Cost: TBD

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APPENDIX A

HOUSING IMPLEMENTATION PROGRAM

A. Introduction

Housing is an essential human need, which is being denied to many because of its expense. A high priority must be afforded this necessity by the County. Because of a variety of threatening problems outlined in previous chapters, housing is quickly growing out of the financial means of many, if not most, of the County citizenry. The implementation section must provide the County the means for continuing to actively identify and address housing needs and pursue and implement appropriate housing programs. Some of the proposed Implementation Programs may have difficulty getting funded. Unless specified in the remarks column (in the table on page 5A-2) all programs proposed are intended to represent a firm commitment and are thus mandatory obligations within financial constraints.

A I. Implementation 1: Planning for Housing in Humboldt County.

1. Finding: There is a need for active planning for housing in Humboldt County.
2. Implementation: In order to establish and prepare for these specific needs the County shall take the following actions.
 - A. Establish and maintain a housing site inventory for all unincorporated community planning areas, that identifies specific areas planned and zoned for residential use.
 - B. Establish and maintain an existing housing stock inventory.
 - C. Collect necessary information and establish and maintain a housing needs inventory which anticipates the needs for 5 years ahead for both rehabilitation and new construction.
 - D. Provide sufficient adequate sites to meet the County's identified housing needs in the revised Land Use Element of the General Plan.
 - E. During the community planning phase of the General Plan Revision Program, seek maximum opportunities to apply the Residential, Multiple Family designation (RM 7 to 30 dwelling units/acre) within urban core areas with ample public services (sewer, water, roads, and fire protection).
 - F. After the adoption of the last community plan, the Planning Department, in coordination with the cities, shall prepare a summary report on the amount of residential lands planned and zoned for multiple family dwellings within each of the communities and cities within the County.

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TABLE 1

HUMBOLDT COUNTY SUMMARY OF HOUSING PROGRAM
1985 TO 1992Potential
Source of Funds
Schedule (FY)

Housing Program	Responsible Dept./Status	Federal	State	County	Other	85 86 87 88 89 90 91 92												Remarks
						85	86	87	88	89	90	91	92					
7A 1. Housing Inventory	Planning Department			\$		*	*	*								Part of Community Plan Program, Complete Residential Land Use Inventory		
4 2. Education	Housing Education Committee				\$	*										Ad-hoc to be formed with Participation of Schools		
10E 3. Non-profit Housing Corporation	County Administrative Office	\$	\$	\$	\$	*	*									Ad-hoc Group to Fully Explore Concept		
16 4. Article 34 Referendum	Housing Authority		\$	\$	\$											When Requested and Supported by Sponsor Group		
10C 5. Permit Process	Various Depts.: Bldg, Planning, Public Works, etc			\$		*	*	*	*	*	*	*	*	*		Annual Assessment		
10, 12 6. Owner-Builder	Ordinance 654 relating to Limited Density Owner Built Rural Dwelling Regulations was adopted August 14, 1984.																	
12 7. Alternative Owner-Builder	Ordinance #1644 relating to Modified Limited Density Owner-Built Rural Dwelling Regulations was adopted July 17, 1984.																	
6 8. Appeals Process	County Counsel			\$	\$	*										Prepared in Concert with CACHE		
6 9. Advisory Service	Building and Health Departments			\$	\$	*										Increase Public Awareness of Available Services		
125 10. Rural Health Field Study	Health Department		\$	\$	\$											Pursue Study if Grant Funds Available		
10 11. Other On-site Sanitation Systems	Ordinance #1565 relating to privies was adopted November 30, 1982. Ordinance #1647 relating to Experimental Individual Sewage Systems was adopted July 24, 1984.																	
8 12. Zoning Ordinance	Planning Department	\$	\$	\$		*	*									Extensive Ordinance Revision in Process		
88 13. Taxation	County Assessor			\$		*	*	*	*	*	*	*	*	*		On-going		
8E 14. Conversions	Planning Department			\$														
10 15. Solar Rights	In September 1982 the County Subdivision Ordinance was amended consistent with the provisions of Sections 66475.3 of the Subdivision Map Act.																	
16 16. Discrimination	Commission on Human Rights	\$	\$			*	*	*	*	*	*	*	*	*				
16 17. Education	Commission on Human Rights	\$	\$		*											Seek Advice from Commission		
12 18. Design	Not an implementation measure; no specific action required. The detailed descriptions of housing styles are presented here for emphasis and educational value.																	
10 19. Finance	Non-Profit Housing Corporation															Permissive Study		
26 20. Community Development Block Grant	County Administrative Office Aided by Various Departments	\$	\$	\$	\$	*	*	*	*	*	*	*	*	*		Annual Competitive Grant Program		

Notes:

- 1) Unless specified in the remarks column, all programs proposed are intended to represent a firm commitment and are thus mandatory obligations within financial constraints.
 - 2) The time-table for this Housing Element is from January 1, 1985 to July 1, 1992.
 - 3) The enabling policy code refers to specific housing policies or goals.
 - 4) See Housing text for complete program title, description and intent.
 - 5) The County of Humboldt Board of Supervisors is defined as the local agency with ultimate responsibilities for program implementation
 - 6) Responsible departments include committees and commissions and does not preclude some level of staff support and coordination from other departments.
 - 7) Other sources of funding can mean district and other taxing entities.
 - 8) FY (Fiscal Year - 12 months, from July 1 to June 30 next)
- * Implementation measure 13 (subdivisions) is deleted from the program for reasons given in the June 1984 Hearing Draft.

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3. Background

State Planning law requires that the contents of a Housing Element include "an inventory of land suitable for residential development including vacant sites and sites having a potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites". (Government Code 65583(a)(3))

4. Progress

The preparation of sixteen (16) community plans, now well underway, involves the collection and mapping of detailed land use information at a scale of 1" = 600'. Data compiled related to residential lands includes, but is not limited to, information on existing developed and vacant residential parcels, parcel size, availability of community water and sewer, current and proposed land use designations, and current and proposed zoning classifications.

As part of the community planning process, much of the land use information noted above is summarized into one or more tables. These illustrate the availability of sufficient and suitable residential lands to adequately accommodate projected population within each community.

Additional 1980 census data on population and housing released and available since the adoption of the Housing Element is reflected in a General Plan document entitled, Population - Policy Background Study, revised March, 1983, and is also incorporated in Chapter 2 of this report. It should be understood that there is no single release date for 1980 census data and that additional census data is still forthcoming. If 4th count census data (detailed cross tabulations) become accessible to staff during the revision of the Housing Element, it will be included in the final report.

The County has also expanded its population and housing data base by:

- (1) purchasing a special printout of 1980 census (STF3) that provides data for the unincorporated area exclusively (this complements a similar printout for the entire County); and
- (2) coordinating with a small team of HSU interns with access to 1980 census tapes to prepare summary printouts for each of the community planning areas.

The California Department of Housing and Community Development, Rural Development Assistance Program (RDAP), headquartered in Eureka, has provided valuable and varied technical assistance services to local governments and other agencies during the past several years. RDAP has agreed to conduct a housing condition windshield survey to determine the housing rehabilitation needs of five (5) unincorporated communities/areas within Humboldt County. The results of this targeted housing quality survey will be summarized and included in Chapter 2 of this report.

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5. Comments

Continue to focus effort on the Community Plan Program as the primary vehicle for acquiring residential land use information and to serve as the foundation for subsequent analysis of housing needs.

A II. Implementation 2: Encourage Broader Public Education On Housing.

1. Finding: All too often it is found that high school graduates have been sheltered throughout their education experience and at home from the financial and practical realities of maintaining a household. At present, there is a gradual trend in the upper grades to provide a modicum of housing-related information to students. However, experience indicates that the information provided is too limited and general to inform students of the various options open to them. Currently, only the "school of hard knocks" provides them with any practical experience in this field.

There is a need that young people be more comprehensively prepared, throughout the educational experience, for the housing market realities ahead.

- 2 Implementation: For these reasons, the Board of Supervisors hereby encourages the local Boards of Education to broaden curriculum objectives to include more emphasis on housing information such as:

- A. Consumer information on home acquisition
- B. Researching housing opportunities/alternatives
- C. Budgeting housing costs (hidden and apparent)
- D. Qualifying for housing finance opportunities
- E. Information on various housing types, including field trips to show examples of:
 - a. single family
 - b. multi-family
 - c. mobile homes
 - d. owner/built
 - e. rental vs. ownership
 - f. co-ops
 - g. condominiums
 - h. planned unit developments
- F. Tenant/landlord rights-rental agreements
- G. Tenant/owner home insurance
- H. Housing as an investment
- I. Home repairs and maintenance or rehabilitation (practical experience)
- J. History of housing

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- K. What home equity means
- L. Housing nomenclature
- M. Owner-building/self-help housing

3. Housing Education Advisory Committee

Consideration shall be given to formation of a Housing Education Advisory Committee comprised of concerned educators and citizens. The board of Supervisors should ensure that ample opportunities are afforded the Humboldt County Office of Education and local school districts to either co-sponsor or endorse the concept of broader public education on housing and to actively participate in the study phase of the program. The Board of Supervisors should then appoint a Housing Education Advisory Committee. The Committee should investigate the means by which broader public education on housing may be achieved in Humboldt County.

The Committee procedure for data gathering and task sequence may include the following:

- A. The Committee will determine the nature and content of any education on housing now in progress.
 - 1. Committee members will visit each school district and both colleges and compile an overview of existing housing education in the specific curriculums offered.
 - 2. Members will contact any other relevant groups, agencies and organizations to determine the nature of existing public education on housing.
- B. The Committee will compile data for presentation to the Board of Supervisors.
- C. The Committee will suggest housing information appropriate for the following groups:
 - 1. Primary schools and pre-schools.
 - 2. Secondary schools.
 - 3. College programs including extension and community outreach programs.
 - 4. Adult education.
 - 5. Youth organizations.
 - 6. Civic and church groups.
 - 7. Social service agencies and organizations.

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8. Senior citizens

9. City and county governments.

- D. The Committee will suggest methods of implementation appropriate for each of the above groups. These methods will be developed concurrent with data gathering and organization.

The Committee shall be given an opportunity to prepare a work program and schedule for completing its report on recommendations to the Board of Supervisors.

- E. After review of the Committee report and recommendations, the Board of Supervisors will decide how best to disburse this information.

4. Background

About 30% of Humboldt County's 112,000 population are students attending 69 public schools (in 34 school districts), 6 parochial schools, 2 private elementary schools, the College of the Redwoods and Humboldt State University.

The Humboldt County General Plan Volume I - Framework, encourages and provides direction for the formation of special advisory committees to review and report on issues of countywide significant.

State planning law regarding the implementation of the general plan states that after a county or city has adopted all or part of a general plan, the planning agency shall consult and advise with public officials and agencies, public utility companies, civic, educational, professional and other organizations and citizens generally with relation to carrying out the general plan.

5. Progress

Much of the impetus for following through on this implementation measure was lost when Ragamuir Glaha left Humboldt County. He co-authored a major component on the educational program that integrated the housing topics suggested by the Housing Element Citizens Advisory Committee (HECAC) within the context of the local educational systems. He also made preliminary contact with teachers, school districts and interested citizens regarding the formation and responsibility of the proposed Housing Education Advisory Committee.

A III. Implementation 3: Establish A county Non-Profit Housing Corporation.

1. Finding: Humboldt County needs an agency that comprehensively addresses the identification of housing problems and pursues various housing program funding sources which are available but are not currently being pursued. In addition, the agency would perform a variety of other housing-related public services such as elaborated below.

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2. Implementation:

- A. An ad-hoc technical advisory committee composed of public and private sector persons generally qualified or knowledgeable in the subject of finance, law, housing programs, corporate structure, etc., should be created to advise the Board of Supervisors in the establishment of the non-profit housing corporation. This Committee shall specifically address how such an entity can be funded.
- B. The County shall establish or contract with a non-profit Housing Corporation to help plan, carry out and maintain viable housing programs in the County. The non-profit housing corporation should not complete with, duplicate, or replace the Humboldt County Housing Authority.

3. Elaboration

A non-profit County housing corporation would be the appropriate vehicle to initiate and maintain a variety of housing programs which are not currently being pursued by the County. A coordinating body for housing, providing both action plans and service programs to develop and maintain an adequate affordable housing stock, would result in a more concerted effort in behalf of housing in the County. The non-profit corporation would not compete with or replace the Humboldt County Housing Authority or other current housing programs, but would rather complement and enhance these efforts.

There are several action programs which could be initiated by the non-profit housing corporation. To name a few:

- A. Leveraging* Federal and State funds made available through HUD, HCD, and Farmer's Home Administration for a variety of housing construction and rehabilitation programs.

*Use of borrowed funds to purchase property in anticipation of substantial increase in property values which accrue to equity.

- B. Instituting a land-banking system for development of future homes for low and moderate income persons. (See Appendix D for descriptions of land-banking.)
- C. Encouraging the establishment of self-help housing programs such as a labor pool directory for housing construction and/or repair program.
- D. Providing a central information source on housing programs in the County.
- E. Providing technical assistance to developers in packaging loans.
- F. Sponsor training workshops for builders, county officials and the general public on subsidized housing.

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4. Background

Since the concept of a non-profit housing corporation is relatively new to Humboldt County, this implementation measure relies on the formation of a technical Ad-Hoc advisory committee to fully investigate a county non-profit housing corporation.

5. Progress

An interim committee comprised of Wayne Walker (California Department of Housing and Community Development), Cindy Copple (Arcata Community Development Department), Dan Toronto (Chairman, Citizens Advisory Committee on the Humboldt County Housing Element), Zuretti Gobsby (Redwood Community Action Agency), Bob Morelli (unable to attend this meeting) (Humboldt County Housing Authority), Robert London (Humboldt County Planning Department), and Bruce Adams (Humboldt County Administrative Office) met to review this implementation measure on February 3, 1984.

The role of a housing agency was explored and it was concluded that this role could duplicate that which is already existent in the community (in the County Planning Department, the County Housing Authority, and the Redwood Community Action Agency). These agencies will be contacted to determine their interest/concern for this type of service and whether it is a service that they could accommodate.

6. Comment

A parallel issue concerns the scope of issues contained in this implementation measure. On the one hand a broad scope of concerns was integrated into this recommendation and on the other it is an issue that could be expanded further to include the whole scope of community development issues: housing, finances, infrastructure, economic development, general plans, grant programs, etc. These issues are closely related and cannot really be addressed without recognition of the impact of one upon the other.

7. Recommendation

The Ad Hoc Advisory Committee, chaired by County Administrative Office, will continue to explore the broad issue of an organizational structure to address both housing and its related community development issues and submit periodic reports to the Board of Supervisors.

A IV. Implementation 4: Housing Authority.

The County Housing Authority shares its staff with the Eureka Housing Authority. Currently, the County Housing Authority administers 305 units under the Section 8 Housing assistance Payments Program and 38 Aftercare assisted housing units. In addition, the County Housing Authority administers a county-wide residential rehabilitation program under the powers granted by the Marks Foran Mortgage Revenue Bond Program. The services for administering the County programs are paid for through administrative fees granted under the aforementioned programs.

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Since no Article 34 Referendum has been passed in Humboldt County outside the City Limits of Eureka, no housing development constructed or acquired by the Housing Authority can take place. The absence of this Referendum severely limits the types of programs the County Housing Authority could participate in.

1. Implementation:

- A. The County shall put an Article 34 Referendum on the ballot upon request of a government agency, or a citizens' group willing to campaign for such a measure.
- B. The County Housing Authority shall be requested to report on the needs, merits, means and feasibility of providing a broader range of housing programs.

2. Background

The State Constitution requires in Article 34, a public vote of majority approval to develop, construct or acquire publicly subsidized low income rental housing. The costs to local governments for placing such a measure on the ballot can be significant. In this regard recent additions to the Health and Safety Code (Sections 37001.3 and 37001.5) 1979, clarified how Article 34 of the constitution is to operate and to narrow its application. The Department of Housing and Community Development can assist local governments in developing ballot measures where a referendum is clearly appropriate.

3. Progress

No local agency or civic association has formally expressed an interest or willingness to campaign for an Article 34 Referendum in the unincorporated area.

A V. Implementation 5: Streamline The Permit Process.

- 1. Finding: Excessive regulation and the often cumbersome permit process contribute substantially to the high cost of construction.
- 2. Implementation: The County of Humboldt shall annually review the permit process to minimize time delays, to maximize administrative efficiency, and foster greater cooperation and understanding between the permitting agencies and the public. The following 15 points shall be accomplished over time as they become a part of the annual work program.
 - A. Contract with a consultant well-versed in systems analysis to complete a thorough analysis of the building permit and subdivision process.
 - B. Provide the staffing necessary to process building permits and subdivision applications in a timely fashion.
 - C. Adopt fees for service which support the cost of the permit and land use review processes.

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- D. County departments shall thoroughly review building and development codes and ordinances with an eye to eliminating requirements not necessary to the protection of public health, safety and welfare.*
- E. There shall be a specific time frame within which building permit applications are approved or denied. If there is no decisive action on a completed application within 30 days for construction of a project consisting of 4 or less units, the applicant's permit is automatically approved (a completed application is defined as in compliance with all affected County Agency requirements -- i.e., septic tank clearance, lot split clearance, soils reports, encroachment permits, etc.)*
- F. Once a final building, sanitation or subdivision permit is issued, it cannot be retroactively denied, unless the permit was issued on the basis of false information of a substantial nature or significant information is obtained subsequent to the issuance of the permit.
- G. In order to develop greater interdepartment cooperation in permit processing, to increase efficiency, and to reduce costs, County should institute a comprehensive one-step pre-inspection for all concerned departments involved in processing.
- H. The County shall prepare a comprehensive development handbook which explains the permit and subdivision process. This handbook should outline the necessary information each department will need to render a timely decision. All permit applicants will be provided with a copy of this handbook.
- I. During the subdivision or building permit process, an applicant may choose any one of the agencies that he or she feels creates the greatest obstacle to approval and receive a do-pass or a rejection from that agency before proceeding (this includes public hearings).
- J. The County should not generally disagree with the findings of a licensed professional unless it explains why it thinks such findings are unreliable. Professionals who provide consistently unreliable information should be referred to the appropriate licensing agency.
- K. Permitting agencies shall make appointments for on-site inspections. If agency representatives cannot keep appointments, they should make reasonable efforts to inform the person who made the appointment.*
- L. All ministerial permit denials shall include in writing specific statutes applicable. If possible, discretionary permit denials should include, in writing, specific statutes, regulations and policies applicable.*
- M. During building inspections, all noncompliance items must be listed and all subsequent inspections shall be limited to new work and verification of corrections of prior noted deficiencies.

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- N. A comprehensive land data system should be developed with on-line data terminals in each County department. The data system should collect and display pertinent information relating to each parcel and should be available to members of the public as well as the county staff. Consideration should be given to developing a system whereby this information can be provided to each person purchasing property.
- O. Refer any review of changes to the subdivision application process to the ad-hoc committee for revision of the subdivision ordinance for their comments and suggestions.

*Unless specified in the remarks column (Chapter 5, Page 2-3) all programs proposed are intended to represent a firm commitment and are thus mandatory obligations within financial constraints.

3. Background

The thrust of this 15 part implementation measure is to seek additional improvements in the development processing system that could translate into reduced housing costs.

State law requires timely processing of applications for development permits by setting an overall deadline of one (1) year for local and state permit approvals. While most projects are processed in less time, failure by a public agency to meet the processing deadline results in automatic approval of an application (AB884 McCarthy, Chapter 846 of 1981 and AB2320, McCarthy, Chapter 1152 of 1980).

The state additionally requires coordinated processing to reduce the time and expense experienced by developers who must process applications through various state and local government offices. local governments must designate a single entity or person to coordinate the review of residential development proposals, and to provide information to applicants concerning the status of permits and requirements (AB941, McCarthy, Chapter 846 of 1981).

State policy seeks to minimize fees and exactions levied on developers in order to avoid increased housing costs (AB2853, Roos, Chapter 1143 of 1980). State law limits fees to the actual costs of services for local sewer and water connections, zoning variances, use permits, building inspections, and similar activities. Exceptions must be approved by two-thirds of a community's voters.

The State is required to consider the effects of its regulatory actions on housing (SB606, Foran, Chapter 947 of 1979). State agencies must take into account the impact of their actions on meeting state housing needs. Actions which increase housing costs must be justified (SB772, Holmdahl, Chapter 940 of 1979). Further, State law seeks to balance housing and environmental protection.

4. Progress

The County did not complete a formal annual review of the permit process in 1982 or 1983. However, the County has taken a series of actions related to improving the permit process as noted below.

In August 1983 the County adopted a comprehensive fee schedule for permits and services for various county Departments that approximates but does not exceed the actual costs incurred.

In February 1982 the consolidated Planning and Building Department was officially designated as the responsible entity in compliance with AB941.

The County has prepared and widely distributed a variety of citizen handbooks and guides to explain the planning and development review process which include:

Citizens Handbook for the Local Coastal Programs, prepared in 1978 and use as a model by other coastal communities;

Citizens Handbook for the General Plan Revision Program, prepared July 1981;

The Humboldt County Process for Issuing Coastal Development Permits: A General Description of the New Program, prepared May 18, 1983.

The ABC's of TPZ (Timber Production Zone), prepared by the County Assessors Office.

A 71. Implementation 6: Adopt California Department of Housing and Community Development Owner-Builder Regulation.

1. Finding: The growing disregard for housing regulations by citizens who contribute to the maintenance and expansion of the County housing stock has created a double-bind situation. The regulations which are intended to protect public health and safety appear to be fostering epidemic civil disobedience which in turn is contributing to an increase of health and safety hazards. Due to the prohibitively high cost of compliance, citizens are avoiding contact with the regulatory agencies for fear of fines, delays, abatements and compulsory compliance with regulations they see as excessive and beyond their economic means.
2. Purpose: The following implementation measures are made in the interest of protecting the public health and safety, and in response to Humboldt County Board of Supervisors directive to the C.A.C.H.E. by Resolution No. 70-122 dated September 11, 1979, supporting local flexibility in building regulations to encourage owner-built housing.

"Regulatory changes that cumulatively enhance the ability of Humboldt County's citizens to build and repair their own homes for their own use in a manner suited to their needs and desires shall be developed in the process of revising the Housing Element of the County of Humboldt."

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3. Implementation: Adopt Article 10, Sections 142 through 244, of Subchapter 1 of Chapter 1 of Title 25 of the California Administrative Code on State Housing Law Regulations (Appendix J of the 1981 Housing Element) pertaining to Limited Density Owner-Built Rural Dwellings pursuant to Humboldt County Board of Supervisors Resolution 79-122.
 - A. Pursuant to Section 208 of Title 25, Subchapter 1 of Chapter 1 Rural/Low Density Residential shall be defined as that unincorporated portion of the County that is beyond reasonably projected availability of community services shall be established as a result of a letter to the County from the Service District.
 - B. Pursuant to the California Health and Safety Code, the applicability of the California Department of Housing and Community Development Limited Density Owner-Built Rural Dwelling Regulations shall only extend into community services areas as approved by the Community Service District providing that buildings comply with the full Uniform Codes applicable to those community services. (Following adoption of the implementing ordinance, notification of this option shall be sent to all local service districts - water or sewer providers).
 - C. Pursuant to California Health and Safety code section 17958.2 Humboldt County shall file with the Department of Housing and Community Development the following findings:

"Humboldt County makes the express finding that the modifications and changes in the State requirements as set forth in California Health and Safety Code Section 17958 et seq. are reasonably necessary because of local conditions to wit: Humboldt County is predominantly limited density and rural, isolated from major urban areas by its geography with a mountainous topography not conducive to urbanization."
 - D. For the purpose of this implementation measure no more than one (1) building permit shall be issued to the same person over a five (5) year period. This shall be considered presumption of the intent to build as an owner-built structure under Title 25, Section 152A, of the Housing and Community Development (HCD) regulations.

4. Background

State law permits local governments to adopt the State building regulations for limited density owner-built housing in rural areas.

5. Progress

The County prepared an ordinance to adopt the Limited Density Owner-Built Rural Dwelling Regulations as codified in Article 10 Section 142 to 244 of Subchapter 1 of Chapter 1 of Title 25 of the California Administrative Code.

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An environmental evaluation of the proposed regulations was completed in compliance with the California Environmental Quality Act. The Limited Density Owner-Built Rural Dwelling Regulations together with a Modified Limited Density Owner-Built Rural Dwelling Regulations (see Implementation 7) were adopted during calendar year 1984.

Ordinance No. 1654 adding Section 331-12 to the Humboldt County Code relating to Limited Density Regulations was adopted August 14, 1984.

A VII. Implementation 7: Alternative Owner-Builder Ordinance.

1. Finding: (See also Finding for Implementation 6) The term "alternative" is used because this type of housing is not conventional, as it incorporates low consumptive, labor intensive, energy and resource conserving life styles into dwelling designs.

Conventional housing designs and sewer and water infrastructures do not reflect a socially appropriate concern for impending resource and energy scarcities. The result of continuing conventional building practices will be to price a larger and larger segment of prospective home buyers out of the new housing market without reducing housing demand. As it is invariably cheaper to reduce energy demand than it is to generate new capacity, any savings achieved in the alternative life style residential sector benefit all energy consumers. Hence, it is in the general interest to encourage voluntary low consumptive, alternative life styles.

2. Implementation: In order to provide for the maximum expression of human ingenuity and creativity in the realm of self-provided alternative owner-built housing the Board of Supervisors directs County Council to prepare an Alternative Owner-Builder Ordinance with as many of the following as is legally possible. The presumption shall be that these points are legally possible until they are determined to be otherwise by a Court of Law.
 - A. That anyone who intends to build their own home should be free to do so, provided that their activities in so doing constitute no clear and present danger to the health and safety of others (as provided for below).
 - B. That such individuals be designated "Alternative Owner-Builders" (A.O.B), and that such term shall be considered to apply to those persons who wish to construct their own homes together with appurtenant structures without benefit of the protection afforded by the Uniform Building Code, except as provided for below.
 - C. That A.O.B. parcels be located beyond the end of reasonably projected availability of community services. A demonstration of being beyond reasonably projected availability of community services shall be established as a result of a letter to the County from the Service District.

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- D. That A.O.B. parcels be of sufficient size and dwelling sites be appropriately situated to permit the installation of an approved standard septic system in the event that permitted alternative or experimental systems are undesirable.
- E. A.O.B. projects shall be required to comply with reasonable fire safety standards.
- F. A.O.B. projects shall be required to provide road access of sufficient width to permit passage of emergency vehicles.
- G. A.O.B. projects shall be required to file a declaration of covenant with the County Recorder in the chain of title to put future consumers on notice.
- H. For the purpose of this implementation measure, no more than one (1) building permit shall be issued to the same person over a five (5) year period. This shall be considered presumption of the intent to build as an owner-built structure under Title 25, Section 152A, of the Housing and Community Development (HCD) regulations.
- I. Development shall comply with land use policies of the General Plan applicable to Coastal Plan requirements.
- J. Alternative Owner-Builder projects, which utilize off-site non-renewable sources of energy for space heat and/or water heat, shall be required to meet all applicable local and State laws. related to energy conservation unless the Alternative Owner-Builder can demonstrate equivalent energy savings with alternative methods.
- K. Initial direction for the preparation and adoption of an Alternative Owner-Builder Ordinance (AOB) is as follows:

In order to assure continuity and preserve the original intent of the Citizens Advisory Committee on the Housing Element (CACHE), the Board of Supervisors will appoint former members of the CACHE Regulations Committee to the AOB Ordinance Drafting Committee.

Following Board appointment of the Committee, County Counsel, Committee and various departments (Building, Health, Planning) will jointly prepare a specific time table for preparing the ordinance by June 1983 or sooner if possible.

County Counsel will assist the Committee in drafting an appropriate AOB ordinance.

- L. Revisions to the Alternative Owner-Builder Ordinance. If revisions to the Alternative Owner-Builder Ordinance are warranted, a formal Regulations Committee should be officially constituted pursuant to the Board of Supervisors Policy on Committees and Commissions to perform ordinance review and revision tasks as outlined in an approved work program.

GENERAL PLAN

3. Background

State law permits local governments to formulate and adopt a modified version -- a local variation -- of the State building regulations for limited density owner-built housing in rural areas.

4. Progress

Proposed regulations entitled "Modified Limited Density Owner-Built Rural Dwelling Regulation (For Alternative Owner-Builders)" have been prepared in concert with the Housing Subcommittee. An environmental assessment of the proposed regulations was completed. Ordinance No. 1644 adding Chapter 1.5 to the Humboldt County Code relating to Modified Limited Density Owner-Built Rural Dwelling Regulations was adopted July 17, 1984.

A VIII. Implementation 8: Reform Building Appeals Process.

1. Finding: Very few permittees are aware that an Appeals Board exists to hear their complaints. Access to the Building Appeals Board is through the very department whose decision is being appealed. The Appeals Board does not meet on a regularly scheduled basis. The time lag between filing and hearing of the appeal often increases construction costs by delay.
2. Implementation: In order to establish an expedient mitigating outlet for builder problems working within the permit process, to facilitate legalization of existing structures built outside the permit process, to demonstrate the County's intent to actively pursue identification and alleviation of excessive regulatory constraints which increase housing costs, and to encourage responsible voluntary compliance with reasonable controls, it is clearly in the interest of the County to have a responsive building appeals process.
 - A. The appeals process shall be clearly noticed upon the building permit. (not a separate handout)
 - B. The Appeals Board shall be convened after normal working hours to ensure that the appellant and the voluntary members of the Appeals Board are not losing work days due to the appeal.
 - C. The Appeals Board shall meet on neutral ground, such as the County Courthouse.
 - D. The Appeals Board shall have the power to make binding findings in any disputed application of standards (pursuant to C.H.S.C. Section 17958.2).
 - E. The Appeals Board shall be able to exercise its finding authority to limit potential abateements of structures to clear cases of danger to health and safety.
 - F. Appeals Board shall meet within ten working days of filing. In the event the Appeals Board does not meet within the allotted time frame, it will be deemed that the appeal is granted by default.

GENERAL PLAN

3. Background

The Uniform Building Code (Section 204) provides for a building appeals process..."in order to determine the suitability of alternative materials and methods of construction and to provide for reasonable interpretation of the provisions of the code." The Building Official acts as an ex-officio member and secretary of the Building Appeals Board.

State policy facilitates the preservation and upgrading of existing buildings by allowing flexibility in the application of building codes. State law permits the use of original materials and methods of construction, as long as the building does not pose a threat to health or safety. This provision protects the public without requiring the needless replacement of serviceable older systems which are still safe (SB2348, Petris, Chapter 1268 of 1974).

4. Progress

An Ad-Hoc Housing Regulations Committee composed of former members of the Citizens Advisory Committee on the Housing Element (CACHE) Regulations Committee, the Planning Director and the Chief Building Official was created following the adoption of the Housing element. The major effort of the Housing Regulations Committee has been the preparation of appropriate and practical development standards for regulating limited density owner-built rural dwellings by means of local ordinances commonly known as the Owner-Builder" and Modified Owner-Builder" regulations. (See Implementation Measures 6 and 7).

More recently the Housing Regulations Committee has turned its attention to the Building Appeals Process. General consensus on the techniques for resolving two potential issues have apparently been reached. Disputes arising from field inspections should be referred first to the Chief Building Official, second to the Building Appeals board and finally to the Board of Supervisors. Tenure of appointments to the Building Appeals Board should be limited to four years --- consecutive terms were not discussed. Terms of appointment should be staggered. Further discussions relating to the Appeals board and other aspects of the Building Appeals Process as mentioned in the implementation measure will continue in the near future.

A IX. Implementation 9: Housing Condition Advisory Service.

1. Finding: The State mandated Uniform Building Codes have been in force in Humboldt County since 1964. Sixty-three percent or about 15,000 units were constructed prior to their adoption. According to the 1980 census 6,386 existing dwelling units or 27% of the total year-round housing units in the unincorporated area were constructed prior to 1950. To date, an undetermined portion of these units are in need of varying degrees of rehabilitation, or updating to current standards.

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2. Implementation

In order to provide the citizenry with a helpful consumer protection service, the Building Department will publicize the availability of a voluntary building condition survey inspection to be conducted for a fee commensurate with the service rendered. The Health Department will also publicize the availability of a comparable service. Notification of the availability of such services will include, but not be limited to, title companies, the Board of Realtors and individual realtors. A Housing Condition Advisory Service program should be a combined effort of the Building Inspection and Health Departments to advise on a full range of issues concerning housing, including the condition of the house, water supply and waste disposal.

3. Background

In 1981 a windshield survey of housing conditions within several representative communities was conducted. The survey results indicate that 10.4% of the housing stock within the unincorporated area is in need of rehabilitation (Table 15).

A more recent survey of housing conditions within five coastal communities (Fields Landing, Fairhaven, Manila, Calville and Westhaven) was conducted by the California Department of Housing and Community Development. The composite results indicate that of the 816 dwelling units surveyed within the five communities: 46% are in need of rehabilitation (148 units need moderate repair and 227 units need substantial repair) and 35 units or 4% are beyond repair and should be replaced.

The current Community Development Block Grant Application for the Community of Manila will, if successful, provide grant funds to finance housing rehabilitation for about 40 dwelling units and could stimulate, by example, additional non-grant assisted residential rehabilitation efforts within the community.

4. Progress

The Building Department provides code compliance inspections on a voluntary basis. Such inspections are required to secure CalVet loans and are also used by local realtors who are familiar with the service. The Building Department estimates that last year they performed about 50 code compliance inspections.

No effort has yet been undertaken to publicize the availability of the Voluntary Code Compliance Inspections.

5. Comments

Information on the availability of the inspection service should focus on communities containing a significant number of dwellings in need of repair. Supplemental information could also be provided to allay concerns about property tax increases based on housing repairs and to call attention to other related housing rehabilitation assistance programs and opportunities that may be available.

A X. Implementation 10: On-Site Sanitation-Evaluation of Dual Leachfield Systems.

1. Finding: From 1973 to 1980 Humboldt County required that all leachfields be dual regardless of site evaluation criteria. The County Health Department implemented the requirement for dual alternating leachfield systems based on a theory put forth by a consulting engineer, without any advanced testing. There has been no investigation of the performance of dual leachfield systems installed to date.
2. Implementation: The County Health Department will initiate a study of the efficiency of the alternating leachfield when grant funding or other means of conducting a study are available. The Health Department will prepare a brief annual status report as part of the annual Planning Commission Report to the Board of Supervisors on the status of the General Plan and progress in its implementation.

3. Progress

This implementation measure has not been completed because the Health Department, due to severe budgetary constraints, has not had the funds necessary to conduct an evaluation. Sources of grant funding to carry out such an evaluation are not available at this time.

A XI Implementation 11: Alternative On-Site Sanitation Systems.

1. Finding: Approximately 58% of Humboldt County unincorporated households utilize "on-site" sewage disposal systems. The wet septic tank and leachfield is the only type of system that is currently approved for use by the County Health Department. The County has a significant problem with wet septic tank/leachfield failure due to high ground water conditions and generally poor percolation values of soils in many of the residentially developed areas.

The significant level of failure of wet septic systems in many areas of the County has resulted in the County's currently modest participation in an experimental dry-septic system program. It is in the interest of the County's short and long term goals of providing lower cost housing, viable low-cost low-resource consumptive alternative sanitation systems, and reduced demands to extend community services.

2. Implementation: The County shall revise the Sanitation Ordinance and limit pit privies an waterless toilet experimental systems to single family dwellings. The Ordinance shall legalize the use of pit privies as a viable alternative and shall expand the experimental dry-septic system program to include as many participants as would volunteer to install viable innovative systems at their own expense providing the site falls into one of the following categories:

- A. The site on which the EDS is proposed to be installed has an approved conventional sewage disposal system currently in operation and the experimental system would be an accessory thereto.
- B. The site has a failing sewage disposal system that cannot be corrected due to local conditions, such as soil percolation value, high ground water, insufficient area, and the experimental system would attempt to reduce the existing negative impact upon the environment.
- C. The site is beyond the reasonably projected availability of the community services and has suitable area approved for the installation of a standard individual sewage disposal system and reserve area. In addition, an EDS existing prior to January 1, 1984, where testing has established that a suitable area approved for the installation of a conventional sewage disposal system and reserve area does not exist may participate in the EDS program.
- D. The site is within a specially created maintenance district designed to monitor and maintain all sewage disposal systems within the district.

All experimental installations shall be owner operated and available for inspection of the County Health Department upon reasonable notice.

3. Background

The Humboldt County Code was revised, effective December 30, 1982 to allow for the use of pit privies. Regulations implementing the provisions of the County Code relating to pit privies were adopted by the Health Officer on January 11, 1983.

An ordinance which establishes an experimental individual sewage disposal system program has been prepared with citizen involvement. An environmental review of the proposed ordinance was completed in December, 1983. The ordinance was passed by the Board of Supervisors in 1984.

A XII Implementation 12: The Zoning Ordinance Revision.

- 1. Finding: The Humboldt County Zoning Ordinance is one of the oldest ordinances in the County and hence outdated in many respects and should be revised to facilitate the production of lower cost housing.

2. Implementation: During the preparation of the Revised Zoning Ordinance the County should consider providing for:
- A. Mixed residential uses in light commercial and/or light industrial areas.
 - B. Density bonuses.
 - C. Special consideration should be given to the following:
 - 1. Requirements for orientation for solar heating, etc.;
 - 2. Requirements for wind generation of electricity;
 - 3. Aesthetic characteristics of the surrounding neighborhood;
 - 4. Preservation of significant vegetation, i.e., large trees, native rhododendron or azaleas.
 - D. The County should consult with the Citizens Advisory Committee on the Housing Element (CACHE), other organizations and agencies concerned with housing in Humboldt county during the preparation of the revised zoning ordinance.
 - E. During the preparation of the revised zoning ordinance the County shall provide for mobilehome parks as a permitted land use on all land planned and zoned for residential land use as designated by the applicable general plan by means of the use permit process as appropriate and consistent with general plan densities.
 - F. The County should develop inclusionary and replacement housing provisions for the coastal zone in accordance with the requirements of Government Code Section 65590. Until these provisions are formally adopted, the County will require low and moderate income inclusionary units and replacement housing on a case-by-case basis only when feasible on the same site.
3. Background

The Humboldt County Zoning Ordinance is being revised in its entirety to serve as a primary means of implementing the General Plan and Local Coastal Program Policies. A draft zoning ordinance will be available for public review and hearings during calendar year 1984.

The Implementation Program of the General Plan (Chapter 5) now includes specific implementation measures related to ordinance revisions, principally in the zoning and subdivision ordinance.

State law requires that the zoning ordinance shall be consistent with the general plan (AB1301, 1971 & Government Code 65860) such that the various land use authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in the General Plan.

4. Progress

The adoption of the Local Coastal Area Plans, the Housing Element, the near adoption of the County General Plan Volume I and five community plans at various stages of adoption now enables the County to pursue a rational and plan directed approach to the overhaul of the County Zoning Ordinance.

A XIII. Implementation 13: Tax Constraints on Rehabilitation and/or Conversions.

Current reassessment laws tend to discourage major rehabilitation and upgrading of existing dwellings and conversion of single - to multi-family units.

1. Implementation: The County should study the provisions of AB1488 regarding reassessment rules on rehabilitation or additions to existing dwellings which may tend to discourage or inhibit upgrading of the County's existing housing stock. The county should study and pursue legislation that might remove any tax disincentive to maintenance or rehabilitation of the County's housing stock. Such legislation might include the institution of a yield tax on major rehabilitation or conversion, whereby the owner would pay the increased taxes at the time of sale of property, instead of from the time of completion, onward. Another change might be the institution of a tax credit for major rehabilitation. It is recognized that such changes require legislation at the State level that would affect all 58 counties. Humboldt County cannot accommodate the foregoing independently.

2. Comment

The California Department of Housing and Community Development and County Assessors are among the agencies that monitor proposed changes to California property tax law. It is common practice for any pending legislation related to property tax relief for residential rehabilitation efforts to be analyzed by the County Assessor and reported to the Board of Supervisors. These reports could be expanded to reiterate relevant County Housing Policy and the analysis would typically include potential impact on local revenues and estimates of housing rehabilitation stimulated by the removal or reduction of various tax disincentives and or the granting of tax incentives.

A XIV. Implementation 14: Condominium Conversions Ordinance.

In order to ensure the availability and preservation of needed rental housing in the County, the County should, by ordinance when necessary, limit the amount and rate of rental conversions to condominium ownership. Such an ordinance should ensure that a minimum number of rental units proportional to the need be maintained.

1. Background

The County subdivision ordinance has not been amended to provide for condominium conversions. While only one application has been received to date for residential condominium conversion, the need to address this issue remains.

A XV. Implementation 15: Solar Rights Ordinance.

The County should establish a solar rights ordinance to protect structures built to use solar energy from being shaded. The County should refer this matter to the Energy Advisory Committee for review and recommendation.

1. Background

Provisions of the Subdivision Map Act (added by Stats. 1978, Ch. 1154) relating to land divisions creating five (5) or more parcels.

- A. Requires the design of such subdivisions to provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision (Government Code 66473.1)
- B. Enables counties and cities to impose conditions on subdivision to require the dedications of sunlight easements for the purpose of assuring that each parcel or unit in the subdivision for which approval is sought shall have the right to receive sunlight across adjacent parcels or units in the subdivision for which approval is sought for any solar energy system (Government Code 66475.3).

In September, 1982 the County Subdivision Ordinance was amended to include a section entitled "Design for Solar Access" which reflects the provisions of Sections 66473.1 and 66475.3 of the Subdivision Map Act.

Local agencies can promote solar development in several ways - by modifying existing laws and regulations that make solar planning difficult or impossible and by implementing new procedures, regulations and laws that guarantee solar access for existing and proposed housing.

Two California laws - The Solar Rights Act of 1978 (AB3250, Levine), and the Solar Shade control Act (AB2321, Imbrecht) - offer local agencies various methods of protecting and promoting solar access. Even before passage of these State laws, local communities throughout California on their own initiative had devised means for promoting solar neighborhood planning by using a combination of incentives and regulations.

Protecting solar access fully requires controlling the shading caused by vegetation, especially trees. Regulating vegetation will often be necessary, even in areas where buildings may not cause problems. Controlling shading by vegetation is more complex than for buildings and other man-made obstructions. Unlike buildings, which are relatively static, trees and shrubs change with time. The shadow cast by a building remains constant from the time it is built until the time it is torn down. Trees, however, grow and the shadows that they cast get longer and broader.

One approach to the shading of solar collectors by vegetation is addressed in the California Solar Shade Control Act. Under the act, the Legislature supports the planting of trees for shading, to moderate temperatures, and to provide economic and aesthetic benefits, but declares that trees or shrubs planted after the installation of a solar collector cannot cast a shadow covering more than 10 percent of the collector surface between the hours of 10 a.m. and 2 p.m., provided that the collector is located at specified distances from the property line and elevated specified heights.

Communities may, by ordinance, exempt themselves from the provisions of the statute, making it optional rather than mandatory for local government. Humboldt County took official action to exempt themselves from the mandatory provisions of the California Solar Shade Control Act.

The Solar Rights Act of 1978 is enabling legislation which provides local governments with the authority to guarantee access to sunlight for owners of solar heating and cooling systems. The bill states in part: "it is ... the policy of the State to encourage the use of solar energy systems." Without addressing specific technical requirements, the solar Rights Act promotes solar energy use with three broadly defined strategies. According to the terms of the Act, local agencies may:

- Prevent local planning and building ordinances from prohibiting or unreasonably restricting the use of solar energy systems
- Require tentative subdivision maps (excepting condominium conversions) to provide, to the extent feasible, for future natural heating or cooling opportunities
- Require dedication of easements for solar access

Specific local planning and building ordinances likely to interfere with solar access must be reviewed on a case by case basis.

The "Design for Solar Access" provisions of the Humboldt County Subdivision Code (Sections 322.5-1 to 322.5-9) require that the design and layout of a planned unit development or a subdivision which proposes to create five (5) or more parcels shall provide to the extent feasible for adequate solar access. Adequate solar access means that sunlight reaches 80% of the south side of the primary building, measured from the highest roof ridge to the ground, between the hours of 10:00 a.m. and 2:00 p.m. on December 21.

A XVI. Implementation 16: Discrimination.

The County shall continue to distribute and post information on the enforcement program of the State Fair Employment and Housing Commission.

1. Background

State laws forbid arbitrary discrimination in housing. The California Department of Fair Employment and Housing enforces and supports Federal and State laws prohibiting discrimination on the bases of race, color, religion, sex and national origin and ancestry. It investigates complaints and seeks remedies.

California Civil Code Section 53 states in part that:

(a) Every provision in a written instrument relating to real property which purports to forbid or restrict the conveyance, encumbrance, leasing, or mortgaging of such real property to any person of a specified sex, race, color, religion, ancestry, or national origin, is void and every restriction or prohibition as to the use or occupation of real property because of the user's or occupier's sex, race, color, religion, ancestry, or national origin is void.

(b) Every restriction or prohibition whether by way of covenant, condition upon use or occupation, or upon transfer of title to real property, which restriction or prohibition directly or indirectly limits the acquisition, use or occupation of such property because of the acquirer's, user's, or occupier's sex, race, color, religion, ancestry, or national origin is void.

The California Supreme Court case of "Marina Point Ltd. vs Wolfson" (1982), however, further held that landlords could not discriminate/evict a household simply due to the presence of children.

In essence, case law extensions of the above-cited Civil Code require that discrimination in regard to housing must be based upon relevant criteria (i.e., ability to pay, appropriate use and care of the property, and knowledge, by way of references or otherwise, about the individual(s) and not upon the individual's membership in a class.)

In April 1978 the Board of Supervisors reestablished, by Ordinance No. 1023, the Humboldt County Commission on Human Rights. "The Commission is established to aid in the eradication of discrimination in Humboldt County, with particular reference to housing, employment, education and public accommodation". Among its responsibilities the Commission: 1) fosters mutual respect, 2) conducts studies, 3) inquires into incidents of social tension and conflict and 4) conducts educational programs.

The Humboldt County Human Rights Commission continues to hear reports of housing discrimination based upon race, age, or gender. However, the existence of the Human Rights Commission is not widely enough known in any part of the county to be able to determine the extent of housing discrimination.

Of complaints in regard to housing received by the Human Rights Commission, discrimination against families with children has risen to a significant proportion in the last two years. Local classified ads continue to advertise numerous rentals for "Adults Only" or "Adults Preferred".

X VII. Implementation 17: Just Cause Eviction Ordinance.

The County shall investigate the need for a just cause eviction ordinance by referring this matter to the Humboldt County Commission on Human Rights for review and recommendation.

Background

State law protects tenants against evictions in retaliation for reporting substandard conditions or joining with tenants to pursue common interests. Section 1942.5 of the California Civil Code provides in part:

"(a) If the lessor retaliates against the lessee because of the exercise by the lessee of his rights under this chapter or because of his complaint to an appropriate agency as to tenantability of a dwelling, as to the payment of his rent, the lessor may not recover possession of a dwelling in any action or proceeding, cause the lessee to quit involuntarily, increase the rent, or decrease any services within 180 days...[and]

(c) It shall be unlawful for a lessor to increase rent, decrease services, cause a lessee to quit involuntarily, bring an action to recover possession, or threaten to do any of such acts, for the purpose of retaliating against the lessee because he or she has lawfully organized or participated in a lessees' association or an organization advocating lessees' rights or has lawfully and peaceably exercised any rights under the law. In an action brought by or against the lessee pursuant to this subdivision, the lessee shall bear the burden of producing evidence that the lessor's conduct was, in fact, retaliatory..."

Several unsuccessful legislative measures (SB517, 1979 and SB799, 1979) would have provided additional protection by requiring landlords to show just cause for eviction of tenants (i.e., nonpayment of rent, willful destruction of property, illegal use of the premises).

A XIII. Implementation 18: Alternative Housing Design and Ownership Patterns.

1. Implementation: Recognizing that more affordable housing can be achieved through alternative forms of home ownership and innovative site designs, the County should encourage the Planned Unit Development, condominium, Limited Equity Cooperative, and Stock Cooperative housing as four methods to achieving more affordable housing.

A. The Planned Unit Development (PUD)

Given the current trends in housing development, the great demand for housing, and the scarcity of land, the County should prepare and make extensive use of Planned Unit Development approach in new housing construction., P.U.D.'s allow for greater flexibility to design and encourage innovative site planning which is sensitive to the physical characteristics of the land. A P.U.D. can take advantage of greater utilization of the land through such developments as cluster housing. The big advantage to P.U.D is that esthetics in design, privacy, and open space are achieved thus creating a more desirable living situation. P.U.D.'s would also allow mixed uses limited to neighborhood-commercial as well as clustering.

B. Condominiums

The new condominium development (duplex, triplex, 4-plex up to high-rise multiple units) is where the home owner has fee simple title to airspace and a percentage of undivided interest in the land the units sit upon and common areas and improvements included in the development. The condominium approach, while similar to the P.U.D., differs in the way title is held to the land.

C. Limited Equity Housing Cooperative

Limited equity housing cooperatives provide an alternative to both home ownership and rentership. A cooperative housing corporation holds the title to the mortgage of the housing units. The corporation is governed by a set of by-laws and has an elected board of directors comprised of persons living in the co-op housing. People buy a membership share in the corporation which gives them the right to occupy a unit in the cooperative corporation. Upon leaving the co-op, the share is resold to the corporation for the original investment plus a limited equity which is usually a fixed percentage of the original share cost and any cost of approved improvements. Since the mortgage is held in constant ownership by the corporation, there are not transfer fees, real estate fees, profit, or speculation costs in the sale of shares. The cooperative home owner is able to deduct his/her share of the mortgage payment and property taxes from his/her personal income tax. Each household pays a monthly fee to the corporation which is their share of the expenses that need to be covered. Cooperative housing remains affordable over time and therefore is a long-term solution to affordable housing. Cooperative corporations can take the form of scattered sites, or multi-family units.

D. Stock Cooperatives

Full equity cooperative housing allows for normal appreciation experiences through supply and demand as with other housing--otherwise has basically the same ownership pattern as the limited equity cooperative.

A XIX. Implementation 19: Encourage Innovative Housing Finance Programs.

One of the major costs of housing is financing. The County should explore various financing methods, such as creating tax increment districts, establishing land trusts and leveraging private money with public money for housing construction and rehabilitation.

- Equity sharing (partnership)
- Self-help/private financing
- Reducing mortgage rates with tax exempt bonds
- Using Pension Funds for Home Loans
- Limited-equity cooperatives
- Sweat equity
- Inducing new capital into the local market.

1. Background

The Housing Element assigns the task of fully exploring various housing finance techniques to the Non-Profit Housing Corporation (Implementation Measure 3).

A XX. Implementation 20: Community Development Block Grants (CDBG)

1. The County shall annually compete for Community Development Block Grant funds as a means of developing local communities.
2. The County should also work with the California Department of Housing and Community Development to reduce the discrimination toward economically disadvantage agencies inherent in the current CDBG program.

1. Progress

The County Housing Assistance Plan (HAP) was a requirement for participation in the HUD Federal funded CDBG program. Two grants were obtained under this program (1981 and 1982) were used to improve six critical public facility needs within the community of Fields Landing. The project funds provided for sewage collectors; sewage laterals; water mains and fire hydrants; curbs, gutters and sidewalks; storm drains; and street renovation.

In 1983 this program was transferred to State Administration and the rules were changed substantially. the county was unsuccessful in its bid to do a housing rehabilitation, drainage and road improvement project in the Calville area of McKinleyville.

The County has continued its interest in this program as a source of community improvement funds. The current year's program includes strategies for job creating projects (jobs bill) and economic development projects.

A 1984 CDBG project application address the housing and drainage needs for the core area within the community of Manila. the focus of this project is housing rehabilitation, repair and weatherization for 40 households within the targeted income group.

2. Comment

The State CDBG program still targets the low-moderate income group. However, grant applications are considered in the aggregate. Where HUD categorized and ranked housing only, facilities only, or economic development only projects, the State program considers these all together. The criteria of high benefit to low-moderate income persons is easy to attain on a household basis. It is possible to improve specific housing; yet quite difficult to improve the environs where the housing is located. Streets, drainage, pedestrian walks, etc. are all essential to a desireable community.

The HUD required Housing Assistant Plan is not a requirement of the State program. The Housing Element of the General Plan replaces this requirement. This does require, however, the completion of Regional Housing Needs Plan by the Humboldt County Association of Governments. (Appendix B).

Another issue is important to note. The State CDBG program is strongly oriented to leveraging--to make CDBG funds go further toward completing program objectives. This requires coordinated grant applications--with financial institutions and other granting agencies, or local share contributions. This necessitates considerably more staff work to coordinate the lead in activities. Both the added staff work and local match efforts work to the disadvantage of poor communities. This can be partially alleviated by the use of overhead monies to fund such planning and coordination. But the agency must receive a grant before it can receive administrative cost support.

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APPENDIX B

JACOBY CREEK COMMUNITY PLAN

IMPLEMENTATION PROGRAM

CHAPTER 1 - INTRODUCTION TO THE JACOBY CREEK COMMUNITY PLAN

Section 1120 - Consistency with the County Framework Plan

After the Framework Plan is adopted, the Jacoby Creek Community Plan should be reviewed to ensure that its provisions do not conflict with established County regulations.

Section 1300 - Planning and Coordination:

- The Planning Commission shall report annually to the Board of Supervisors on the status of the Plan and progress in its implementation.
 - The Jacoby Creek Community Plan shall be reviewed and updated in accordance with the Area Planning Program schedule.
 - The County shall recognize the interests of the City of Arcata in the planning area by submitting development plans located within the City's Sphere of Influence to the City for review and comment. The City shall have not less than 15 days to respond. The County shall take the City's comments into consideration when reviewing development proposals.
 - The County shall recognize the interests of the Jacoby Creek County Water District in the planning area by submitting development plans located within or adjacent to the District's boundaries to the District for review and comment. The District shall have not less than 15 days to respond.
- The County shall take the Water District's comments into consideration when reviewing development proposals.
- The County and the City shall adopt the Jacoby Creek Community Plan, and ensure that development proposals conform to the adopted plan.
 - The County shall prepare a list of project categories that will be submitted for review under Sections 1303.5 and .6.

Chapter 2 - LAND USE

Section 2310 - Rural Land Use/Timberlands

- The zoning status of lands designated as Timberlands should be reviewed; and lands not zoned TPZ should be classified into one of the zones identified in Section 2313.5.
- The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.

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Section 2320 - Rural Land Use/Agriculture

- The zoning status of lands designated as Agricultural, Exclusive should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

Section 2330 - Rural Land Use/Public Lands

- The City of Arcata should request that the County reclassify the Jacoby Creek Forest as TPZ.

Section 2340 - Rural Land Use/Rural Residential

- Home occupations, cottage industries, and supplemental income producing agricultural activities should be encouraged in the rural portions of the Planning Area. Clear definition of what constitutes home occupation and cottage industries should be adopted in the zoning ordinance.

- The zoning status of lands designated as: Rural Lands; Residential, Rural; or Residential Suburban should be reviewed and any necessary reclassifications should be undertaken by the County Department.

- The County, the City, and the District shall adopt the Urban Limit Line as shown on the Land Use Plan Map.

- The City and the District should adopt the water and disposal guidelines specified in Section 4300 and 4400 of this Plan.

- The District should request that LAFCo review and amend the District's existing Sphere of Influence to conform with this plan.

Section 2410 - Urban Land Use/Commercial Industrial

- The zoning status of lands designated as Commercial, General should be reviewed and any necessary reclassifications should be undertaken by the County Planning Department.

- The County should review and update its Planned Development Combining Zone to provide flexibility and variety to residential development.

- The County should review and update its zoning ordinance to base lot sizes on slope criteria.

Section 2430 - Timing of Urban Development

- The Urban Limit Line shall be reviewed on an annual basis to determine whether adjustments to the line are necessary.

- The County Planning Department, in cooperation with the City of Arcata and LAFCo shall prepare and submit an annual report to the County Planning Commission on the status of annexation efforts within the Urban Expansion Area.

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- The County, the City and the District shall adopt the Urban Limit Line and designate the Urban Expansion Area as shown in the Land Use Plan.
- The County should reclassify lands within the Urban Expansion Area as AGB-5(5) or some equivalent zone.

Chapter 3 - DEVELOPMENT CONSTRAINTS

Section 3210 - Geologic Hazards

- The County Planning Department shall establish procedures for identifying geologic study requirements for proposed developments located in hazardous areas.

Section 3220 - Flood Hazards

- The County Planning Department shall use the Preliminary Flood Insurance Rate Map provided by the Federal Insurance Administration to designate the floodway and 100-year flood plain until such time as the final Flood Insurance Rate Map is adopted by the County.

Section 3310 - Fish and Wildlife Resources

- The County Planning Department shall develop procedures for carrying out the provisions of this section.

Section 3410 - Archaeological and Historical Resources

- The County Planning Department shall require an evaluation of archaeological and historic resources as apart of all Negative Declarations and Environmental Impact Reports for projects located in the Jacoby Creeka area.

- Where new development would adversely affect archaeological and historic resources, reasonable mitigation measures shall be required.

Chapter 4 - PUBLIC FACILITIES

Section 4310 - Rural Water Systems

- The County, the City and the District should adopt rural water system guidelines as provided by the policies of the plan.

Section 4320 - Urban Water Systems

- The District shall prepare and maintain a five-year Water Facilities Plan consistent with the level of development adopted in the Land Use Plan, and with the provisions of Section 2430.

- The County, the City and the district shall adopt urban water system guidelines as provided by the policies of this plan.

- The District shall submit a preliminary Water Facility Plan within six months of adoption of the Community Plan.

Section 4410 - Rural Waste Disposal Systems

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- The County shall define and create a Waste Disposal Permit Waiver Prohibition Area that encompasses all lands designated as Rural Lands, Residential Rural and Residential Suburban. No waiver of individual site suitability criteria and site evaluation methods required to be used by the Health Officer or his authorized representatives shall be granted the review and approval of individual sewage disposal system permit applications within the waiver prohibition area.

- The County, the City and the District shall adopt rural waste disposal guidelines as provided by this Plan.

- The County Department of Public Health shall prepare procedures for enacting County imposed Waste Disposal Permit Waiver Prohibition Areas.

Section 4420 - Urban Waste Disposal Systems

- The City and the District shall be responsible for preparing and maintaining a five-year Waste Disposal Facility Plan to identify areas that will be served over the next five years.

- The County, the City and the district should adopt urban waste disposal guidelines as provided by this Plan.

- The City and the District should, jointly or independently, prepare and maintain a five-year Waste Disposal Facility Plan consistent with the level of development adopted in the Land Use Plan.

- The District shall submit a preliminary Waste Water Disposal Facility Plan within 6 months of adoption of the Community Plan.

Section 4500 - Fire Services

- The County Department of Public Works should review private road requirements to ensure that such roads provide adequate access for emergency vehicles.

- The residents of areas designated as Residential Rural and Residential Suburban should petition the Arcata Fire District to begin annexation proceedings.

Section 4600 - Parks and Recreation

- The County should review the zoning status of lands designated as Recreation or Public Facility and reclassify them appropriately.

- The County should develop new zoning categories to accommodate Recreation and Public Facilities.

- The City should acquire the park site designated on the Land Use Plan.

- Adopt specific zoning maps to Community Plan Areas consistent with "Appendix A - Land Use Designation - Zoning compatibility Matrix" of the Community Plan.

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APPENDIX C

SOLID WASTE MANAGEMENT PLAN IMPLEMENTATION PROGRAM

VIII. Proposals For Future Action

A. Collection

1. Mandatory collection in the franchised areas should be investigated as a possible means of solving the present abuse of rural container systems by urban dwellers. The County should investigate compensation for recyclers.
2. The County should investigate the possibility of placing a caretaker at the container sites and imposing a dumping fee that would cover the cost of the caretaker to protect the containers and container sites from vandalism and theft.
3. At such time as legally allowed, reinstate solid waste management permit fees as per AB2439 - Z'Berg - Solid Waste Control Act of 1976 (Appendix B-6).

B. Disposal Sites

1. The County should complete restoration and revegetation of all closed solid waste disposal sites. (See March, 1981 Addendum for additional language to this statement)
2. New container sites should remain options for the expansion of the present container system provided that they are at least 25 miles from the boundary of the nearest franchise area.
3. Increasing fuel and labor costs have been responsible for making the present rural solid waste management program more and more costly to the County. Alternatives which use less energy and are less expensive should be investigated. The use of portable incinerators in the more remote areas of the County is an example of the alternatives which may be available in the future. If or when the current management program is changed, it may be necessary to renegotiate contract agreements with the various solid waste collection agencies.

C. Woodwaste

1. The County should support and encourage the development of woodwaste utilization alternatives.
2. Since the need for woodwaste disposal sites by the wood products industry has been established, it shall not be necessary to amend this Plan before permits can be issued by the County to open a new woodwaste disposal site. The Local Enforcement Agency (LEA) will inform the Solid Waste Advisory Committee of proposed new sites in order to keep the Plan current.

D. Recycling

1. All options for methods of source separation and resource recovery should remain open to accommodate new techniques of recycling materials which could achieve the goals of this Plan.
2. The location of recycling centers may be anywhere within the confines of Humboldt County, provided that the governing body of the respective government approves and that the location is in agreement with the established general plan for the area.
3. When land is acquired for solid waste facilities, provisions for accommodating the additional facilities necessary for a County approved, private recycling operation should be considered.
4. The County should encourage an education and legislative program to aid in reducing the volume of solid wastes.

The educational program would provide literature and assistance in composting vegetable waste; encourage the public to purchase from companies who utilize the least wasteful packaging methods; encourage the public to reuse or donate to charitable organizations clothing, furniture, appliances, or other items that can be prevented from entering the waste stream; and encourage waste reduction, source separation, and recycling.

The purpose of the legislative program is active support of legislative reform having the following objectives:

- a. to reduce the consumption of virgin materials.
- b. to reduce the volume of solid waste.
- c. to restrict the production of non-biodegradable, non-recyclable packaging materials.
- d. to equalize transportation costs for secondary materials.

Legislation that would aid in the development of markets for secondary materials (and thus accomplish objective #a above) should be a special priority, since the future success of recycling and resource recovery programs is dependent upon growth in secondary materials markets (local and regional). Beverage container deposit legislation as has been proposed by SB4 (Rains) would be helpful.

5. The County should encourage the development of a county-wide waste information exchange program. This program would enable the producers of usable waste materials to get in touch with persons or organizations that can use those materials.

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6. The County should encourage the creation of a curb side collection program for all recyclable materials.
7. The County should investigate the possibility of providing recycling opportunities at the container sites.

E. Special Wastes

1. General

Efforts to deal with the disposal of special wastes generated in the County should include, whenever possible, resource recovery or reutilization alternatives.

2. Tires

The County should encourage retreading, reutilization and reprocessing of tires by County residents and County departments.

3. Composting

The County should support the development of composting operations as a method of management of treatment plant sludge, septage, woodwaste, domestic and garden organic wastes, fish wastes, and brush.

4. Composting

Since the Arcata Community Recycling Center (ACRC) has demonstrated an active interest in a composting pilot program, the County Board of Supervisors should endorse ACRC as the County's primary composting project proponent and aid in the development of plan proposals.

5. Septage

The County should encourage wastewater treatment facilities to handle septage at a reasonable cost to the septic tank pumping companies. An alternative method would be land disposal.

6. Litter

The County-Board of Supervisors should continue the litter abatement program even after the SB650 funds run out.

7. Litter

The County should take an active part in the anti-litter education of local residents and tourists and should more strictly enforce anti-littering laws.

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8. Institutional Waste

The Solid Waste Advisory Committee should investigate and encourage shredding and recycling of institutional waste paper, rather than the current practice of burning it.

9. Fish Waste

The Solid Waste Advisory Committee should investigate the consequences of reintroducing fish wastes into the bay and ocean for nutrient purposes.

10. Automobiles

The State-subsidized junked car pick-up program should be reinstated.

F. Hazardous Wastes

1. Hazardous Waste Disposal

The Board of Supervisors should consider amending Ordinance No. 1339 to prohibit the development of a Hazardous Waste Disposal Site (Class I site) in Humboldt County, based on the lack of appropriate geologic and hydrologic conditions within the County for such development.

2. Hazardous Waste Disposal

The County should consider allowing the establishment of a transfer station for hazardous wastes which are generated in Humboldt County. A transfer station would allow for the supervised storage of hazardous wastes before transferral to a Class I site.

3. Hazardous Waste Disposal

The County should encourage the on-site treatment of hazardous wastes whenever an environmentally safe method is available, but unless rendered totally innocuous, hazardous wastes should not be disposed of within the County.

4. Hazardous Waste Disposal

The Solid Waste Advisory Committee should consider the alternatives available for disposing of wastes generated during the clean-up activities of a hazardous waste or oil spill. For example, composting has been used successfully as a means of disposing of oily wastes.

5. Waste Oil

The residents of Humboldt County should be encouraged to recycle their used crank case oil at a registered collection station.

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G. FINANCING

1. The present system of financing solid waste disposal from the General Fund should be continued until an improved method can be developed by all the public and private interests involved. The County should continue to explore the funding possibilities which would enable the present collection and disposal system to be less costly and more self-supporting, such as the DUE land tax concept.
2. A system of fees that reflect the true cost of the County solid waste management program should be implemented at the container sites and at the Redway Transfer Station.
3. From time to time, groups or individuals in the County will apply to federal, state or local agencies for grants to fund projects that involve some aspect of solid waste management. Whenever the County Board of Supervisors is asked to endorse such a project proposal, the Solid Waste Advisory Committee should review the proposal during their next scheduled meeting and make their recommendation to the Board as soon as possible.

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IX. TABLE 10 - IMPLEMENTATION SCHEDULE FOR PROPOSALS FOR FUTURE ACTION

Section	PROPOSED ACTION	Short-Term 1980-1985	Medium - Term 1985-1995	Long - Term 1995-2005
	Subject			
A.1	Mandatory Collection		X	
A.2	Container Site Caretaker/Fee	X		
A.3	Reinstate solid Waste Management Fees	X		
B.1	Restoration of Closed Disposal Sites	X		
B.2	New Container Sites		X	
B.3	Less Energy Intensive Alternatives for Rural Collection		X	X
C.1	Woodwaste Utilization Alternatives	X		
C.2	Woodwaste Disposal Site Permits	X		
D.1	Resource Recovery & Recycling	X	X	X
D.2	Location of Recycling Centers	X	X	X
D.3	New Recycling Facilities	X	X	X
D.4	Educational & Legislative Programs	X	X	X
D.5	Waste Information Exchange Program	X		
D.6	Curb-Side Collection of Recyclables		X	
D.7	Recycling at Container Sites		X	
E.1	Special Wastes Recovery/Reutilization	X	X	X
E.2	Tires-Reprocess/Reutilization	X		
E.3	County Support of Composting	X		
E.4	ACRC as Composting Project Proponent	X		
E.5	Septage Disposal Treatment Plants	X		
E.6	Continued SB 650 Litter Program	X		
E.7	Anti-Litter Education	X		
E.8	Shredding & Recycling Institutional Wastes	X		
E.9	Fish Wastes	X		
E.10	Reinstating Junked-Car Pick-Up Program	X		
F.1	Prohibition of Establishing Class I Site in Humboldt County	X		
F.2	Establishment of Hazardous Waste Transfer Site		X	
F.3	On-Site Treatment of Hazardous Wastes		X	
F.4	Disposal of Spill Clean-Up Wastes	X		
F.5	Recycling Used Crank Case Oil	X		
G.1	Exploring Alternative Funding Sources	X	X	X
G.2	Fees at Container Sites and Redway Transfer Station	X		
G.3	Grant Proposal Recommendations	X		

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X. ADMINISTRATION

The County-wide Solid Waste Management Plan should be administered by the Humboldt County Department of Public Health under the supervision and guidance of the Board of Supervisors.

In order for the Plan to be effective, implementation of the provisions included in the Plan must not be restrained by political boundaries. This can be achieved by close cooperation between County and City staffs in matters dealing with solid waste management. It is the role of private enterprise to provide the management of franchise collection systems and to be involved with other cost-effective solid waste management activities. Nonprofit organizations are an important part of the solid waste management scheme because they provide services which are beneficial and environmentally responsible, although not necessarily cost effective.

A. Solid Waste Advisory Committee

The Solid Waste Advisory Committee (SWAC) is an advisory body to the Board of Supervisors, Departments of Public Works and Public Health on solid waste policy matters.

This committee shall be kept informed of developments in solid waste management within the county and shall advise the Humboldt county Board of Supervisors and staff of public attitudes and opinions, education, legislation, and State and Federal regulations involving solid waste management. The Committee shall function as per Board policy adopted January, 1981.

It shall be the intent of this advisory committee to recommend the most feasible means of managing solid waste in accordance with the goals and objectives of Section II of this Plan. this body shall also review and make recommendations on any changes in this Plan.

This committee shall also serve to facilitate communication and coordination among all parties involved in local solid waste management.

Membership shall consist of representatives of local recyclers, solid waste industry, seven incorporated cities, organizations interested in solid waste management, one member at large from each supervisorial district. Staff members of Public Works, Public Health and Air Pollution control are ex-officio members. The names of the members of the Solid Waste Advisory Committee during this Plan revision appear in Appendix E.

- B. The County Health Officer enforces the provisions of the Plan in the County and incorporated cities. In addition to the cities, the Humboldt County Department of Public Health is responsible for the enforcement of solid waste management provisions pertaining to the rural container sites, the transfer stations, the Cummings Road Landfill, and the woodwaste disposal sites that exist in the County. currently, the Public Health Department has issued permits for 28 solid waste facilities and more will be issued in the coming years.

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The following are guidelines for the enforcement of the provisions of this Plan:

- *1. The Humboldt County Health Officer, or his designated representative, shall be responsible for surveillance and program evaluation for all aspects of solid waste handling pertaining to health and safety. These duties will be performed in accordance with Title 14, Division 7, Chapter of the California Administrative Code, "Minimum Standards For Solid Waste Handling and Disposal", in the unincorporated areas and also within the incorporated areas when the County has been retained to provide enforcement services.
- *2. The Humboldt County Health Officer, or his designated representative, shall be responsible for ensuring that periodic review and updating of the Plan is carried out and that goals are achieved within the time frame stated.

*3. Solid Waste Enforcement Agency Program

The Local Enforcement Agency is currently compiling the required "Solid Waste Enforcement Agency Program". When completed, it will be added to the Plan as Appendix F.

In 1979, the State Solid Waste Management Board established Local Enforcement Agency Awards for recognition of the accomplishments and achievements in the enforcement of State solid waste management standards to be awarded to selected local enforcement agencies.

Humboldt-Del Norte County Department of Public Health was the second County in the State to receive this award. Bill Strickland, Local Enforcement Agency Manager, went to Sacramento to accept this award, Resolution 79-201, in September of 1979. (See Appendix G)

4. Solid Waste Contract and Site Management

The Humboldt County Director of Public Works, or his designated representative for maintenance of container sites, administration of the solid waste franchise contracts for collection and transportation, and monitoring of leachate output at Table Bluff, former landfill site closed in 1979. Listing of current solid waste franchise agreements is included as Appendix D.

*The "Solid Waste Enforcement Agency Program" is complete.

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Bureau of Land Management: Jack Lahr

California Coastal Commission: Dan Ray

California Council of Civil Engineers and Land Surveyors - Redwood Region

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City of Blue Lake: Scottie Henndon

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City of Ferndale: Council, Planning Commission, Steven Werner

City of Fortuna: Debbie Israel

College of the Redwoods: Dave Collins

City of Rio Dell: Steve Werner

Citizens Advisory Committee on the Housing Element (CACHE), Dan Taranto, Chairman

Citizens Advisory Committee on the Housing Element: Vern Bonham, Peter Childs, Ray Chisum, Mary Alice Comstock, Eve Davis, Janelle Egger, Ike Moxon, Tom Pugh, Paul Ralser, Susan Shalit, Susan Simon, Cindy Stapenhorst, Stephen Sweeney, Dan Taranto, Collette Van Fleet

Citizen Participation Advisory Committee Members: Peter Childs, Sandra Corcoran, Jim Crump, Mary Gearheart, Glenn Goldan, Dan Taranto, Karen Wehrstein

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Concerned Citizens Committee: Bill Bertain, Joel Rankin

Department of Conservation: Art Mills

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Employment Development Department: Don Peri

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Humboldt County Assessor's Office: Roy Curless, Ray Flynn, David Goodman

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Humboldt County Board of Realtors

Humboldt County Building Department: Eric Johnson, Ray Schwabenland,
Chief Building Inspector, Eureka, California

Humboldt County Counsel: Charles Selden

Humboldt County Energy Advisory Committee

Humboldt County Housing Authority, Bob Morelli, Executive Director,
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Vreeswyk, Amy L. Wright

Humboldt County Parks and Recreation Commission

Humboldt County Public Works: Karen Glatzel, Guy Kulstad, Harless
McKinley, Dave Nielsen, Don Rafaelli, Don Tuttle

Humboldt County Public Works Department, Real Property Division, Wylie
Ritchie

Humboldt County Solid Waste Advisory Committee

Humboldt-Del Norte Health Department: Jeff Arnold

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Orleans Community Seervices District: Billy J. Parker

Pacific Gas and Electric Company, Eureka, California

Redwood Community Action Agency, Zuretti Goosby, Eureka, California

Redwood Community Action Agency, Larry Goldberg, Municipal Solar Utility Program Coordinator, Eureka, California

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Six Rivers National Forest: Richard Farrington, Richard Gibson, John Holt

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GENERAL PLAN GLOSSARY

ACCESS: A public right-of-way or prescriptive easement normally required to a parcel before subdivision is approved.

AFFORDABILITY: The ability of low and moderate income households to accommodate housing costs without having to pay a disproportionate share of their income. Those households occupying housing units whose housing costs are greater than 25% of their gross income are considered to be "overpaying".

Very Low Income Household: A household whose income does not exceed 50% of the median household income of the County.

Other Lower Income Household: A household whose income is between 50% and 80% of the median household income of the County.

Moderate Income Household: A household whose income is between 80% and 120% of the median household income of the County.

Above Moderate Income Household: A household whose income exceeds 120% of the median household income.

ALLUVIAL: Pertaining to or composed of alluvium, or deposited by a stream or running water.

ALLUVIUM: A general term for clay, silt, sand, gravel or similar unconsolidated detrital material deposited during comparatively recent geologic time by a stream or other body of running water as a sorted or semi-sorted sediment in the bed of the stream or on its flood plain or delta, or as a cone or fan at the base of a mountain slope.

AQUIFER RECHARGE AREAS: A layer of permeable rock, sand, or gravel.

ASSESSOR PARCEL: A tract or plot of land identified for tax assessment purposes.

BUFFER: A neutral area separating conflicting land uses.

CAPITAL IMPROVEMENT PROGRAM: As defined by Section 65403 of the Government Code.

CLUSTERING: The grouping of dwellings or parcels in suitable areas as opposed to even dispersal over a larger area.

COASTAL ZONE: The land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, as officially mapped on 7.5 minute U.S.G.S. quadrangle maps and adopted by the California Coastal Commission, seaward to the State's outer limit of jurisdiction, including all offshore islands, and extending inland generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five (5) miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards.

COMMUNITY PLANNING AREA: Areas for which detailed community plans will be prepared.

COMPATIBLE USE: Uses which are capable of existing together in harmony.

CONFLICTING USES: Land uses by which the quality of each individual use is harmed by the others when they occur together in the same area, due to either competition for limited resources or use by-products which damage alternative uses. When one use prevents another, "conflicting uses" become incompatible uses.

CONTAMINATION: Defouling of what should of, or could of, remained pure.

COTTAGE INDUSTRY: Primarily engaged in the onsite production of goods by hand manufacturing, such as ceramic studios, custom jewelry, small furniture manufacturers.

CRITICAL HABITAT: Critical habitats are sensitive habitats essential for a Federal or State designated endangered, threatened or rare species (listed as high priority by the Department of Fish and Game California Natural Diversity Data Base.) This includes the portion of the species habitat which is essential to the existence of that species.

CRITICAL WATER SUPPLY AREA: The specific area, used by a municipality or community for its water supply system, which is so limited in area that it is susceptible to a potential risk of contamination from development activities.

CUMULATIVE IMPACTS: Two or more individual effects which, when considered together, are considerable or which compound or increase other impacts.

DATA BASE: The general plan data base contains an inventory of the physical, biological, or socio-economic characteristics of Humboldt County. It is located in the Humboldt County Planning Department.

DEVELOPMENT:

- a. Structural Development: On land, in or underwater, the placement or erection of any solid material or structure. Construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public or municipal utility. (Structure includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.)
- b. Discharge/Disposal Development: Discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste.
- c. Improvement Development: Grading, removing, dredging, mining, or extraction of any material.
- d. Land Use Development: Change in the density or intensity of use of land including, but not limited to, subdivision pursuant to the Subdivision Map Act, and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use.
- e. Water Development: Change in the intensity of use of water, or of access thereto.
- f. Vegetation Development: Removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting or forest management activities in conformance with State law.

DISCRETIONARY PROJECT: Discretionary project means an activity defined as a project which requires the exercise of judgment, deliberation, or decision on the part of the public agency or body in the process of approving or disapproving a particular activity, as distinguished from situations where the public agency or body merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

DWELLING UNIT: A housing unit. (See Housing Unit).

EMINENT DOMAIN: The right of a government agency to take private property for public use, usually if other means of acquisition have been unsuccessful.

ENDANGERED SPECIES: These species' prospects for survival and reproduction are in immediate jeopardy from one or more causes.

ENVIRONMENTAL IMPACT REPORT (EIR): A report that analyzes the environmental effects of a proposed project prepared pursuant to the California Environmental Quality Act of 1970.

ENVIRONMENTAL IMPACT STATEMENT: Similar to an EIR, but prepared pursuant to the National Environmental Policy Act of 1969.

FAMILY: Two or more persons, including the householder, who are related by birth, marriage, or adoption, and who live together as one household.

FAULT: A surface or zone of rock fracture along which there has been displacement from a few centimeters to a few kilometers.

FEDERAL EMERGENCY MANAGEMENT AGENCY, FEMA: Responsible for mapping the flood plain zones.

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

FLOOD, 100-YEAR: A flood having a one percent chance of occurring in any single year.

GEOLOGIC HAZARD: Are of two types, one is seismic or earthquake related, the other is non-earthquake related, such as slope and soil stability problems.

GOAL: The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

GRAZING, AGRICULTURE: Lands which are not prime agricultural lands, but are in agricultural use shall be planned for continued agricultural use. This should include lands rated "fair" to "very good" or "medium" to "very high" by soil-vegetation maps for grazing use.

HOMESITE: An area suitable for the placement of a dwelling.

HOUSEHOLD: The person or persons occupying a housing unit.

HOUSING UNIT: A house, apartment, mobilehome or trailer, group of rooms, or single room occupied as a separate living quarter or, if vacant, intended for occupancy as a separate living quarter. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building or through a common hall.

IMPLEMENTATION MEASURE: An action, procedure, program, or technique that carries out general plan policy. Example: "Develop a geologic hazard overlay zoning classification and apply it to all geologic hazard areas identified in the general plan".

IMPLEMENTATION PROGRAM (ACTION PROGRAM): A coordinated set measures to carry out the policies of the general plan. Example: Open-space action program for implementing open-space policies.

INFRASTRUCTURE: The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

JOINT TIMBER MANAGEMENT PLAN: Provides for the management and harvesting of timber by the original and any subsequent owners, and recorded as a deed restriction on all newly created parcels smaller than 160 acres in the Timberland Production Zone.

LAFCO, LOCAL AGENCY FORMATION COMMISSION: Provides an intergovernmental review of proposals for annexation, incorporation and special district formation. LAFCO encourages the orderly formation and development of local agencies based on statutes, local conditions and circumstances.

LANDBANKING: The advance purchase of property which can be used in affordable housing and the holding (banking) of that property until such development is feasible.

LEVERAGE: 1) Use of borrowed funds to purchase property in anticipation of substantial increase in value of the property which then attaches to the equity; 2) Use of supplemental non-equity capital (as senior securities or borrowed money) to increase the returns on equity.

LIQUEFACTION: The temporary transformation of soil into a fluid-acting mass, sometimes occurring when earthquakes affect water-saturated granular soil.

LONG TERM: More than ten years in the future.

MANAGEMENT PLANS: Plans that public land agencies prepare for use in managing agency lands.

MODAL ACREAGE: Most frequently occurring parcel size.

MULTIPLE USE: Management for a variety of uses, including resource production.

MUTUAL WATER SYSTEM: A mutual water system is a user owned service. Common users together pay the cost of providing service without legal authority to tax.

NON-CONFORMING USE: A use which was lawfully conducted prior to the effective date of the use regulations for the area in which it is located and with which regulations it does not comply.

OVERCROWDING: A condition caused by insufficient living space. A housing unit is defined as overcrowded when there is more than 1.01 person per room.

PARCEL: A legally recorded tract or plot of land.

PRESCRIPTIVE EASEMENT: An easement acquired through the use of the property without the owner's permission, also called an implied dedication.

PLANNED UNIT DEVELOPMENT: A technique that permits variable parcel sizes but an overall density consistent with gross densities permitted in the zone in order to provide development compatible with environmental, geologic, or topographic features of a parcel.

POLICY:

- a. A specific statement guiding action and implying clear commitment.
- b. A collective term describing those parts of a general plan that guide action, including goals, policies, standards and implementation measures.

POPULATION PROJECTION: An estimate of future population based on current demographic trends.

PRIME AGRICULTURAL LAND: Under the general plan, identified by any of the following definitions.

- a. Rated Class I or II by the U.S. Soil Conservation Service.
- b. Rated 80 through 100 percent in the Storie Index.
- c. Land that has a livestock carrying capacity of one animal unit per acre.
- d. Land planted with fruit or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally provide a return adequate for economically viable operations during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production.

- e. Land capable of producing an unprocessed plant production adequate for economically viable operations.
- f. Additional lands in proximity to a, b or c above which are necessary to provide for physically and economically viable, coherent agricultural areas. These lands are included to prevent the establishment of incompatible land uses within an area defined by natural or man-made boundaries.

PUBLIC LANDS: Lands in public ownership managed by Federal, State and local government.

PUBLIC REGULATED WATER SYSTEM: A water system with over 20 connections regulated by the County Health Department.

PUBLIC SERVICES: Public services include water supply and sewer systems, fire protection, law enforcement, street lighting, and recreation.

RARE SPECIES: These species may not presently be in danger of extinction, but are of such few number that survival is threatened if its habitat is degraded. (See also CRITICAL HABITAT, ENDANGERED SPECIES). (California Endangered Species Act of 1970, California Species Preservation Act of 1970, Federal Endangered Species Act of 1973, amended in 1978 to include plants, California Native Plant Protection Act of 1977).

RECLAMATION PLAN: Prepared by mine operator pursuant to the Surface Mining and Reclamation Act detailing reclamation requirements for mined lands.

RIPARIAN VEGETATION: Of, pertaining to, or situated on the banks of a stream, river or lake such as willows, alders, cottonwood, wax myrtle, big leaf maple, California laurel, red alderberry, etc.

SCENIC HIGHWAY: Roads designated as part of the State or county scenic highway system pursuant to the policies contained in Chapter 3 of this plan.

SEISMIC: Of, subject to, or caused by an earthquake.

SENSITIVE HABITATS: Unique, limited, or economically important habitat for a species whose habitat requirements, if significantly changed would cause a threatening change to the existence of that species.

SENSITIVE SPECIES: Plants or animals that are dependent on a sensitive habitat.

SHORT TERM: Ten years or less.

SLOPE INSTABILITY: Areas where soil and geologic conditions are such that earth movement is eminent to varying degrees of magnitude and frequency.

SMALL HYDRO: Run of the river type diversions and existing impoundments with a maximum generating capacity of 5 megawatts.

SOIL VEGETATION MAP: Prepared by the California State Cooperative Soil Vegetation Survey, which classifies soil and vegetation types.

SOLID WASTE MANAGEMENT PLAN (SWMP): Prepared pursuant to the requirements of the Solid Waste Management and Resource Recovery Act of 1972. Each county must prepare and implement a detailed plan for the disposal of solid wastes (Government Code Sections 66700 et seq).

SPECIAL DISTRICTS: An organized governmental entity created to provide one or more public services within specified boundaries

SPHERE OF INFLUENCE: Is a plan for the probable ultimate physical boundaries and service area of a local governmental agency.

STANDARD: A specific, often quantified, guideline defining the relationship between two or more variables. Standards can often translate directly into regulatory controls.

STERIE INDEX: A system for rating soils according to its quality based on four soil factors including: soil profile, soil texture, slope, and a set of soil limitations.

STREAMSIDE MANAGEMENT AREAS: Are riparian buffer areas for protecting sensitive fish and wildlife habitats and minimizing erosion, runoff and interference with surface water flows.

STREAM TRANSITION LINE: That line closest to a stream where riparian vegetation is permanently established.

STATE SUBDIVISION MAP ACT: Enabling legislation establishing statewide uniformity in local subdivision procedures, generally leaving the standards for regulating the design and improvement of subdivisions to local government.

SURFACE MINING AND RECLAMATION ACT OF 1975 (SMARA): Requires the State Mining and Geology Board to adopt State Policy for the reclamation of mined lands, mandates local governments to require reclamation plans for surface mining operations.

TECHNICAL APPENDICES: Appendices to this document containing technical information legally necessary to be adopted as part of the general plan.

TIMBER SITE CLASSIFICATION: A uniform estimation of timber production capabilities based on soil and climatic characteristics. Timber site classifications are not based on, or indicative of, existing vegetation.

TIMBER SITE III (GOOD): "Good" Site III land is land that has not been physically damaged to a point where it is unlikely that a commercial crop of timber can reasonably be expected to be grown on the area. Site III refers to areas designated by California Department of Forestry Soil Vegetation Maps.

TIMBER LAND PRODUCTION ZONE: A zoning district established pursuant to the California Forest Taxation Reform Act of 1976 which is designed to preserve lands devoted to and used for growing and harvesting timber and compatible uses.

URBAN DEVELOPMENT/EXPANSION AREA: "Urban development area" means land generally developed to a density of one or more dwelling units per acre where adequate public water and/or sewer services are provided. The urban development area constitutes an identifiable community that is substantially more developed than surrounding lands.

"Urban expansion area" means land outside the urban development boundary that is expected to receive public water and/or sewer services when further development in the urban development area is not "possible or economically feasible." The urban expansion area contains an adequate supply of land as determined in the community planning areas.

USDA CLASS I & II SOILS: An interpretive soils classification for agricultural purposes which use soil and climatic data to place delineated lands into groups requiring similar management practices. Class I soils have virtually no limitations that restrict their use; Class II have some limitations that reduce the choice of crops or require moderate conservation practices.

VIABLE: Capable of working, functioning, or developing adequately.

WATERSHED: Drainage area of a river, stream, lake or groundwater recharge area.

WILLIAMSON ACT: California Land Conservation Act of 1965 (Gov. Code Sec. 51201). Combines preferential taxation and restrictive agreement in a program through which cities and counties can offer tax incentives to qualifying landowners based on use value assessments.

ZONING: The division of a community into districts and the prescription of allowable uses and development standards for each.

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